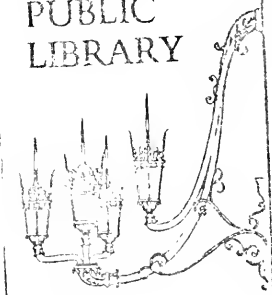


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BOSTON  
PUBLIC  
LIBRARY







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1493

EVALUATION OF  
CITY OF BOSTON  
PARK AND RECREATION LAND

NEIGHBORHOOD OF CENTRAL  
(CHINATOWN, DOWNTOWN, NORTH END)

Prepared for  
MAYOR'S OFFICE  
OF  
CAPITAL PLANNING

THE HALVORSON COMPANY, INC.  
LANDSCAPE ARCHITECTS AND  
SITE PLANNING CONSULTANTS  
161 MASSACHUSETTS AVENUE  
BOSTON, MASSACHUSETTS 02115





EVALUATION OF  
CITY OF BOSTON  
PARK AND RECREATION LAND

NEIGHBORHOOD OF CENTRAL  
(CHINATOWN, DOWNTOWN, NORTH END)

Prepared for  
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1. 1. 1.

2. 2. 2.

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8. 8. 8.

NEIGHBORHOOD OF CENTRAL

NORTH END

PARKS

Acreage

C(N)-1.	Charter Street Playground Charter Street	0.25
C(N)-2.	Columbus Park Atlantic Avenue	4.3
C(N)-3.	Copps Hill Terrace Commercial and Charter Streets	0.6
C(N)-4.	Cuttillo Playground Morton and Stillman Streets	0.29
C(N)-5.	DeFilippo Playground Snow Hill Street	1.13
C(N)-6.- C(N)-7.	Not Within Scope of Survey	
C(N)-8.	Langone Park Commercial Street	2.1
C(N)-9.	Polcari Playground North Bennett Street	0.4
C(N)-10.	Puopolo Playground Commercial Street	4.81

SQUARES AND MALLS

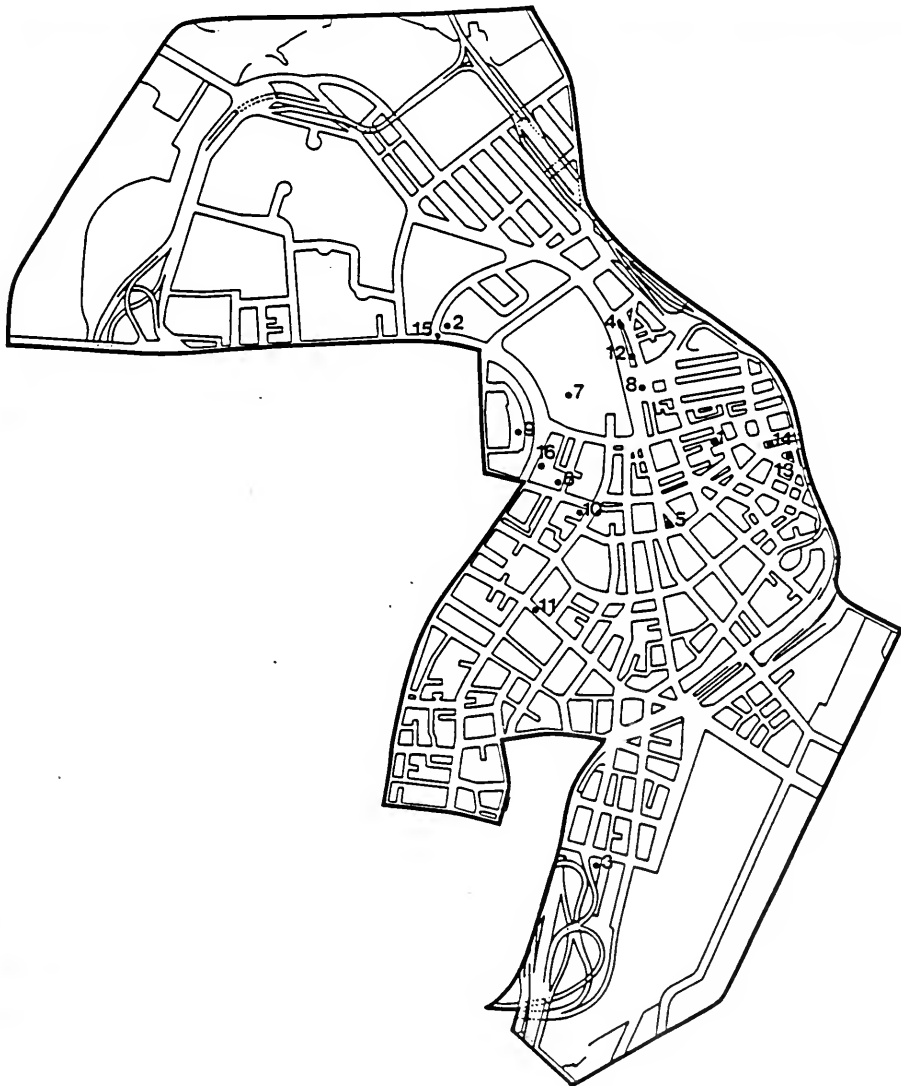
Acreage

C(N)-11.	Not Within Scope of Survey	
C(N)-12.	Paul Revere Mall Hanover and Unity Streets	0.76
C(N)-13. - C(N)-19.	Not Within Scope of Survey	



Neighborhood: Downtown

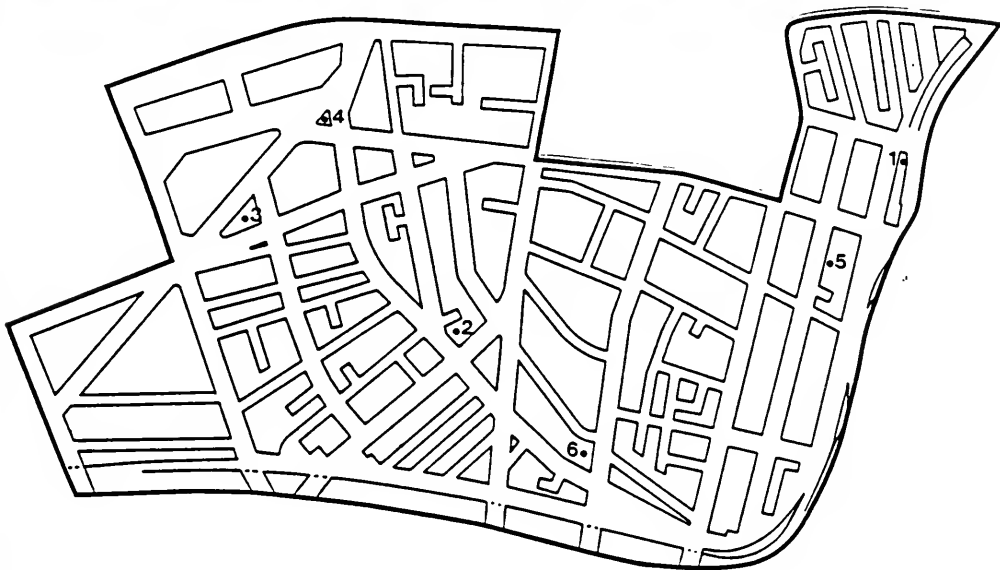
Map of Neighborhood's Open Space





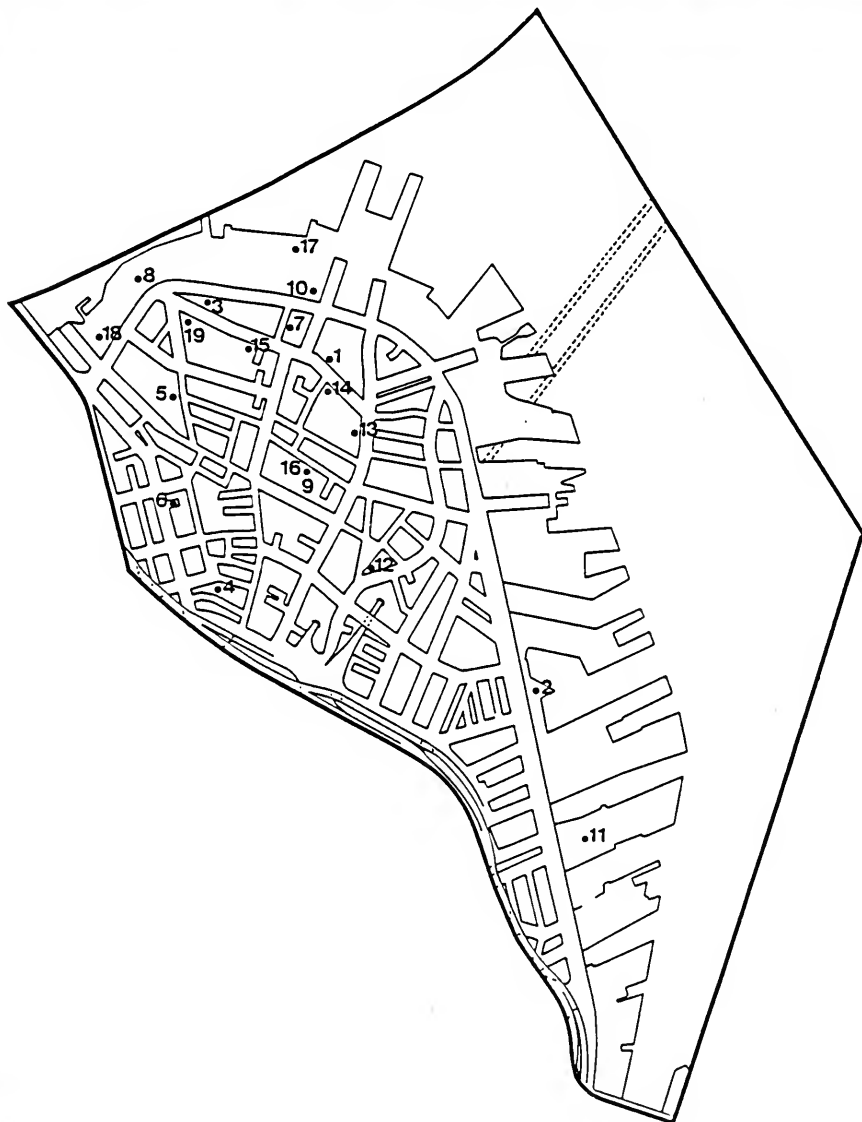
Neighborhood: Chinatown

Map of Neighborhood's Open Space



• Pagoda Park is located in ~~Central~~ <sup>Delete</sup> Downtown, but is considered part of the ~~Central~~ Chinatown neighborhood.











# CITY OF BOSTON PARK EVALUATION



SITE NO

Neighborhood: CENTRAL (CHINATOWN)

Site Name: PAODA PARK

Location: KNEELAND

Evaluation Team: SF & BH

Evaluation Date: 5.20.87

Surrounding Land Uses: Wang, sunfare artery

Site Type: Play lot

Acreage: 1.47A

Weather Conditions:

Sunny

## Site Plan

WANG

Ramp "E"

PARKING

Elec.  
generating  
building

Kneeland Street

Ramp "R" to Mass Pike.

SCALE  
0 10 20 30 40







SITE NO.

**Site Photograph 1**

Wang Center and parking at rear of site. Fencing to left delineates edge of parking. Possibly on park property.

**Site Photograph 2**

Irregularly shaped park with no site improvements other than trees and grass.

**Site Photograph 3**

Two basketball and one tennis court.





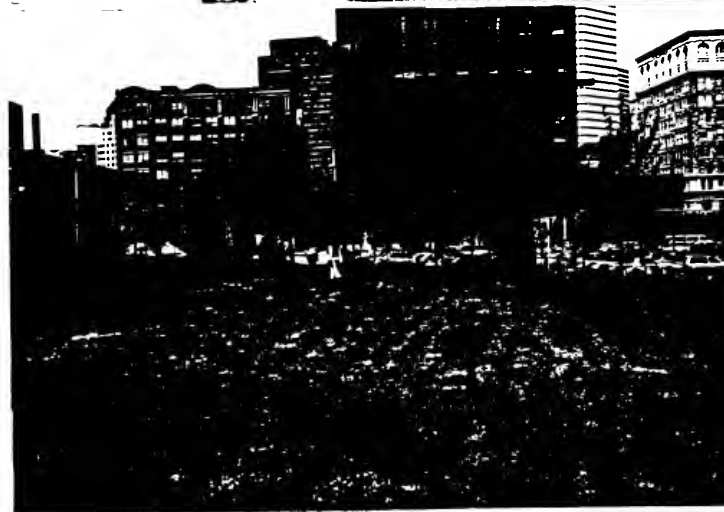
SITE NO.

**Site Photograph 4**

Pagoda Park sign.  
Good strong tree  
planting along street  
edge.

**Site Photograph 5**

View shows proximity of  
park to ramp. Trees  
are good partial screen.

**Site Photograph 6**

View shows park in its  
surrounding context.





SITE NO.

**Site Photograph 7**

Location of park poor,  
with weak street  
presence.

**Site Photograph****Site Photograph**



Neighborhood: ~~Central~~ (Downtown) *6*  
Site Name: Pagoda Park  
Location: Kneeland Street and corner of Southeast Expressway  
Acreage: 1.47 A  
Site Type: Playlot *2*

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**Site Description:**

Pagoda Park is an irregularly shaped area of land located south of Kneeland Street and east of the Southeast Expressway interchange with the turnpike and South Station off ramps. To the east of the park is a very large and tall electrical generating plant, parking for Wang Laboratories, and the rail yards for South Station beyond. The park site is completely enclosed by 8 to 12-foot chain-link fencing. Entrance into the park is through two gates on Kneeland Street. A planting of Pin Oaks frames the park to the west. Basketball and tennis courts are located at the northern end of the park. Four metal bleachers provide park seating. The far southern extent of the park is an open grassy area with several maple trees, some of which have tree forts built in them. Commercial and highway uses surround the site.

*rough  
to 10  
A*

---

**Condition Assessments:**

All standard park-built elements and sports facilities are in good condition. All trees are also in good condition. The grass is in very poor condition.

---

**Major Site Issues:**

The location of Pagoda Park adjacent to the Southeast Expressway interchange greatly compromises the usefulness of this site as a park. Traffic noise and pollution dominate the environment. The adjacent electrical plant and parking lots also contribute to the inhospitable character of this site. The site is subject to buffeting winds, and there are no nearby residences. The tree plantings are a great asset to the space, but taken as a whole this is not an optimum location for a park.



DRAFT

Neighborhood: Central (Chinatown)

Site Name: Pagoda Park

No.: C(C)-1

Location: Kneeland Street and corner of  
Southeast Expressway

Acreage: 1.47 A

Site Type: Playlot

**Site Description:**

Pagoda Park is an irregularly shaped area of land located south of Kneeland Street and east of the Southeast Expressway interchange with the turnpike and South Station off ramps. To the east of the park is a very large and tall electrical generating plant, parking for Wang Laboratories and the rail yards for South Station beyond. The park site is completely enclosed by 8 - 12 foot chain link fencing. Entrance into the park is through two gates on Kneeland Street. A planting of Pin Oaks frames the park to the west. Basketball and tennis courts are located at the northern end of the park. Four metal bleachers provide park seating. The far southern extent of the park is an open grassed area with several Maple trees, some of which have tree forts built in them. Commercial and highway uses surround the site.

**Condition Assessments:**

All standard park built elements and sports facilities are in good condition. All trees are also in good condition. The grass is in very poor condition.

**Major Site Issues:**

The location of Pagoda Park adjacent to the Southeast Expressway interchange greatly compromises the usefulness of this site as a park. Traffic noise and pollution dominate the environment. The adjacent electrical plant and parking lots also contribute to the inhospitable character of this site. The site is subject to buffeting winds, and there are no nearby residences. The tree plantings are a great asset to the space, but taken as a whole this is not an optimum location for a park.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

  
SITE NO.

DESIGN CONSIDERATIONS:	7	Park has been developed in left over land between old apartment bldg & highway 1/S. Sports courts by entrance to remaining grassy area grassed area is made nice along edge of ramp
LAYOUT/ORGANIZATION OF SPACE		
USE OF PLANT MATERIALS		
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD		
BARRIER FREE DESIGN		
DRAINAGE CONDITION		adequate
DESIGN-RELATED MAINTENANCE ISSUES		-
VANDALISM		graffiti
VACANT PARCEL TO SOUTH, EAST		
VISIBILITY AND SAFETY:		No
VISIBILITY INTO SPACE	3	limited to street footage on outside of expressway
VISIBILITY OUT FROM SPACE	3	ramp on another
HIDDEN CORNERS IN SPACE		No
CONDITION ASSESSMENTS:		
STANDARD PARK BUILT ELEMENTS		Enclosed picnic receptacles, bleachers good
SPORTS FACILITIES		Courts & basketball good
PLAYGROUNDS		None
BUILDINGS		None
NATURAL PARK ELEMENTS		tree good, grass needs improvement

PRIMARY SITE ISSUES:

- 1 traffic noise & movement dominated site - location very poor.
- 2 facilities limited to basketball/tennis courts.
- 3 location too far removed from people
- 4 Trees an asset to site At far end, trees have been used to build  
tree paths
- 5 Function of park appears to have become part of wrong parking.



[illegible]





SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	ADEQUATE # INADEQUATE SKINNED INFIELD STONED INFIELD ASPHALT DUST METAL GRASS OTHER % COVERAGE EXCELLENT GOOD FAIR POOR UNUSABLE WELL LOCATED (SNOW) POORLY LOCATED APPLYING PRESS EVIDENCE OF LIGHTNING TEAM SEALING SEALING PRESENT FENCING PRESENT				
BASKETBALL:	2	SURFACE			X
BACKBOARD/HOOP	4				X
TENNIS: <i>one separate net poles</i>	1				X
BANGBOARD <i>(or fence net poles)</i>					X
FENCING					X
SURFACE					X
NET POLES	0				X
OTHER COURT:					
BASEBALL:					
BACKSTOP					
INFELD					
OUTFIELD					
LITTLE LEAGUE:					
BACKSTOP					
INFELD					
OUTFIELD					
SOFTBALL:					
BACKSTOP					
INFELD					
OUTFIELD					
FOOTBALL: FIELD					
SOCCER: FIELD					
OTHER FIELD:					
OTHER					



BUILDINGS AND PLAYGROUNDS
ACCESS, CIRCULATION AND PARKING

## ACCESS, CIRCULATION AND PARKING



SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
# BUILDINGS/ PLAY GROUNDS					
ADEQUATE EQUIP.					
INADEQUATE #					
ADEQUATE #					
METAL					
METAL & WOOD					
CONCRETE					
SAND					
BARK MULCH					
ASPHALT					
OTHER					
EXCELLENT					
GOOD					
FAIR					
POOR					
UNUSABLE					
WELL LOCATED					
POORLY LOCATED					
APPROXIMATE EVIDENCE OF MAINTENANCE					
SEATING PRESENT					
FENCING PRESENT					
SAFETY PROBLEMS EVIDENT					
RECREATION					
RESTROOM					
STORAGE					
OTHER					
PLAYGROUNDS (GENERAL)					
EQUIPMENT:					
SURFACE					
EDGING					
FENCING					
AGE DISTRIBUTION:					

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
VEHICULAR CIRCULATION	UNUSABLE	BIT. CONCRETE	CONCRETE	STONE DRAPIST	OTHER
PEDESTRIAN ACCESS	WELL ORGANIZED	DESIGNED	ORGANIZATION	RESPONDS TO	ACCESS POINTS
VEHICULAR ACCESS	TOGETHER	ACCESS POINTS	ACCESS POINTS	VEHICULAR CONTROL	ACCESS UNAVAILABLE
MAINTENANCE ACCESS	ACCESS UNAVAILABLE	VEHICULAR CONTROL	VEHICULAR CONTROL	VEHICULAR CONTROL	VEHICULAR CONTROL
ACCESS CONTROL:	ACCESS UNAVAILABLE	VEHICULAR CONTROL	VEHICULAR CONTROL	VEHICULAR CONTROL	VEHICULAR CONTROL



## NATURAL PARK ELEMENTS

P. 9



SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	70	X	28	X
SHRUBS				
TURF				
GROUND COVER				
FLOWER BEDS				
GROUND				
CONTAINER				
WEED SPECIES				
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				







# CITY OF BOSTON PARK EVALUATION



SITE NO

Neighborhood: CENTRAL (CHINATOWN)

Site Name: GATEWAY PARK

Site Type: Playlot

Location: HUDSON & BEACH

Acreage: 0.13A

Evaluation Team: SF & PJH

Weather Conditions:

Evaluation Date: 5.20.87

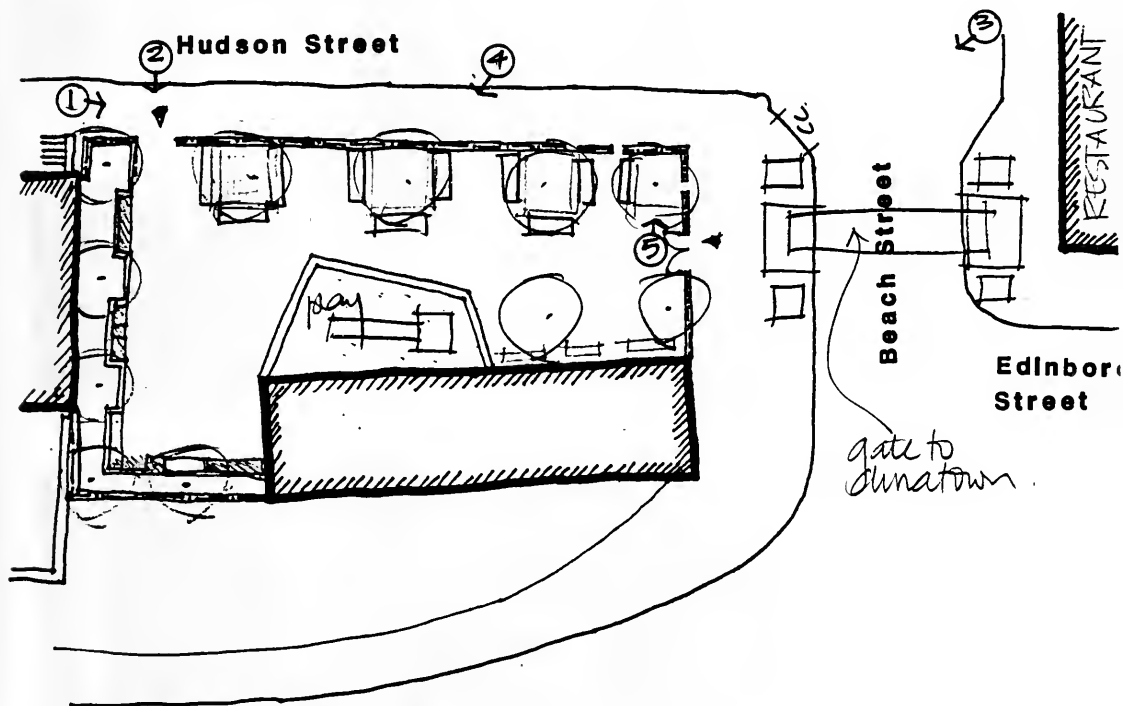
Sunny

Surrounding Land Uses: Commercial

## Site Plan

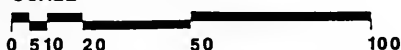
1984

RESTAURANTS & STOPS



Surface Artery

SCALE







SITE NO.

**Site Photograph 1**

View along edge of park on Hudson Street-- shows chinese character of fencing in keeping with character of neighborhood.

**Site Photograph 2**

Entry into park with seating and trees around edge. Noise and fumes from surface artery behind impact this park.

**Site Photograph 3**

Shows location of park next to gateway into Chinatown. Locust tree planting provides filtered shade.

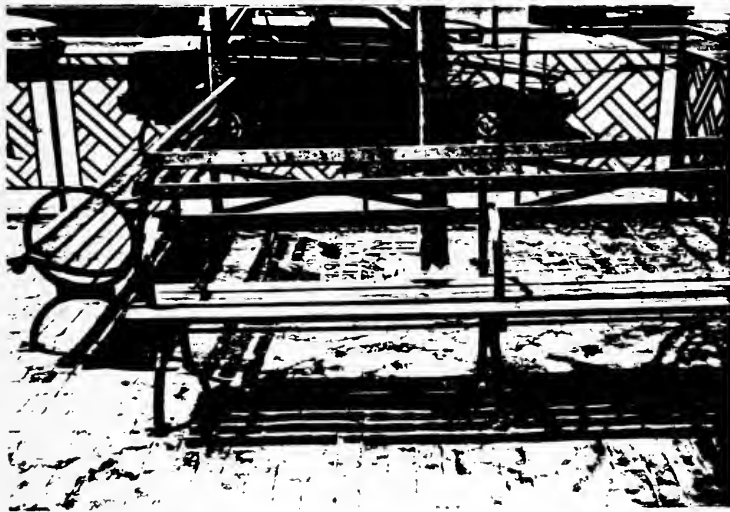




SITE NO.

**Site Photograph 4**

Playlot with mural  
behind.

**Site Photograph 5**

Maintenance access to  
tree pits difficult due  
to location of benches.

**Site Photograph 6**



Neighborhood: Central Chinatown  
Site Name: Gateway Park  
Location: Hudson and Beach Streets  
Acreage: 0.13 A  
Site Type: Playlot

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**Site Description:**

Gateway Park is a small rectangular site located in a commercial area at the edge of Chinatown just west of the Southeast Expressway. The park is adjacent to the intersection of Beach and Hudson Streets. Immediately to the north of the park is the large sculptural gateway into Chinatown. To the east is a building with a mural painted on the wall, and to the south are commercial buildings. The park is enclosed by a brightly colored metal fence. Shade tree plantings frame the park edges, where there are numerous benches. A small playground structure is located within the site.

---

**Condition Assessments:**

With the exception of one bench, all standard park-built elements are in good condition. The play structure is also in good condition. The sand surface has accumulated litter. The trees are all in good condition, except for one tree which is dead and requires removal. The groundcover which once occupied the planting beds is almost entirely dead.

---

**Major Site Issues:**

The location of Gateway Park next to the symbolic gateway to Chinatown is good. Unfortunately, it is adjacent to the heavy traffic, noise and pollution of the Southeast Expressway and Beach Street, which overwhelms the park. The park is dominated by these impacts. The area is also subject to strong winds. Although there is no evidence of vandalism, trash is not collected regularly enough to keep this park appearing cared for and in good condition.



DRA

Neighborhood: Central (Chinatown)

Site Name: Gateway Park

No.: C(C)-2

Location: Hudson and Beach Streets

Acres: 0.13 A Site Type: Playlot

Site Description:

Gateway Park is a small rectangular site located in a commercial area at the edge of Chinatown just west of the Southeast Expressway. The park is adjacent to the intersection of Beach and Hudson Streets. Immediately to the north of the park is the large sculptural gateway into Chinatown. To the east is a building with a mural painted on the wall, and to the south are commercial buildings. The park is enclosed by a brightly colored metal fence. There are numerous benches along the edge of the park. Shade tree plantings frame the park edges. A small playground structure is located within the site.

Condition Assessments:

With the exception of one bench, all standard park built elements are in good condition. The play structure is also in good condition. The sand surface has accumulated litter. The trees are all in good condition, except for one tree which is dead and requires removal. The groundcover which once occupied the planting beds is almost entirely dead.

Major Site Issues:

The location of Gateway Park next to the symbolic gateway to Chinatown is good. Unfortunately, it is adjacent to the heavy traffic, noise and pollution of the Southeast Expressway and Beach Street. The park is dominated by these impacts. The area is also subject to strong winds. Although there is no evidence of vandalism, trash is not collected regularly enough to keep this park appearing cared for and in good condition.





SITE NO.

## SITE SUMMARY

CITY OF BOSTON  
PARK EVALUATION

DESIGN CONSIDERATIONS:	good - small play area & generous seating.
LAYOUT/ORGANIZATION OF SPACE	good - used for different shade.
USE OF PLANT MATERIALS	Carbont at street, good throughout park
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	adaptable
BARRIER FREE DESIGN	very difficult to keep clear.
DRAINAGE CONDITION	None
DESIGN-RELATED MAINTENANCE ISSUES	No
VANDALISM	No
VACANT PARCEL TO SOUTH, EAST	good
VISIBILITY AND SAFETY:	good
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	none.
HIDDEN CORNERS IN SPACE	
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	benches, trash receptacles, lights, tree, power lines in good condition.
SPORTS FACILITIES	
PLAYGROUNDS	good, sand surface too.
BUILDINGS	
NATURAL PARK ELEMENTS	tree good.

## PRIMARY SITE ISSUES:

- ☒ This site is a good early spot - backhills
- ☒ Noise & pollution from subway and city
- ☒ High wind & better collect on this site
- ☒ Green building by of. building (climate)



[illegible]





SITE NO.

QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
AMOUNT	ADEQUATE #	INADEQUATE #	SKINNED INFIELD	RODDED INFIELD
			STONE DUST	METAL
			GRASS	OTHER
			% COVERAGE	EXCELLENT
			GOOD	FAIR
			POOR	UNUSABLE
			UNAVAILABLE	WELL LOCATED (SNOW)
			POORLY LOCATED	APPLY LOCATED
			EMERGENCY PRESS	LANDING OF
			TELEPHONE	TELEPHONE
			FENCING PRESENT	FENCING PRESENT
BASKETBALL:				
SURFACE				
BACKBOARD/HOOP				
TENNIS:				
BANDBOARD				
FENCING				
SURFACE				
NET POLES				
OTHER COURT:				
BASEBALL:				
BACKSTOP				
INFIELD				
OUTFIELD				
LITTLE LEAGUE:				
BACKSTOP				
INFIELD				
OUTFIELD				
SOFTBALL:				
BACKSTOP				
INFIELD				
OUTFIELD				
FOOTBALL: FIELD				
SOCCER: FIELD				
OTHER FIELD:				
OTHER				







## NATURAL PARK ELEMENTS

A circle containing the handwritten fraction  $\frac{4}{2}$ .

SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	1	POORLY LOCATED	APPROPRIATE	
SHRUBS	1	WELL LOCATED	APPROPRIATE	
TURF	1	UNRATABLE (SNOW)	APPROPRIATE	
GROUND COVER	1	UNRATABLE	APPROPRIATE	
FLOWER BEDS	1	# COVERAGE	APPROPRIATE	
GROUND	1	REMOVAL	APPROPRIATE	
CONTAINER	1	MAINTENANCE	APPROPRIATE	
WEED SPECIES	1	ESTIMATED COUNT	APPROPRIATE	
WOODS	1	EXACT COUNT	APPROPRIATE	
PONDS	1	QUANTITY	APPROPRIATE	
STREAMS	1	EXISTS	APPROPRIATE	
SPECIAL ECOLOGICAL FEATURE/AREA	1			







# CITY OF BOSTON PARK EVALUATION

CC  
3

SITE NO

Neighborhood: CENTRAL (CHINATOWN)

Site Name: NORTON PARK

Site Type: Passive Park

Location: CHARLES & TREMONT STREETS

Acres: 0.99 A

Evaluation Team: GAF & PHT

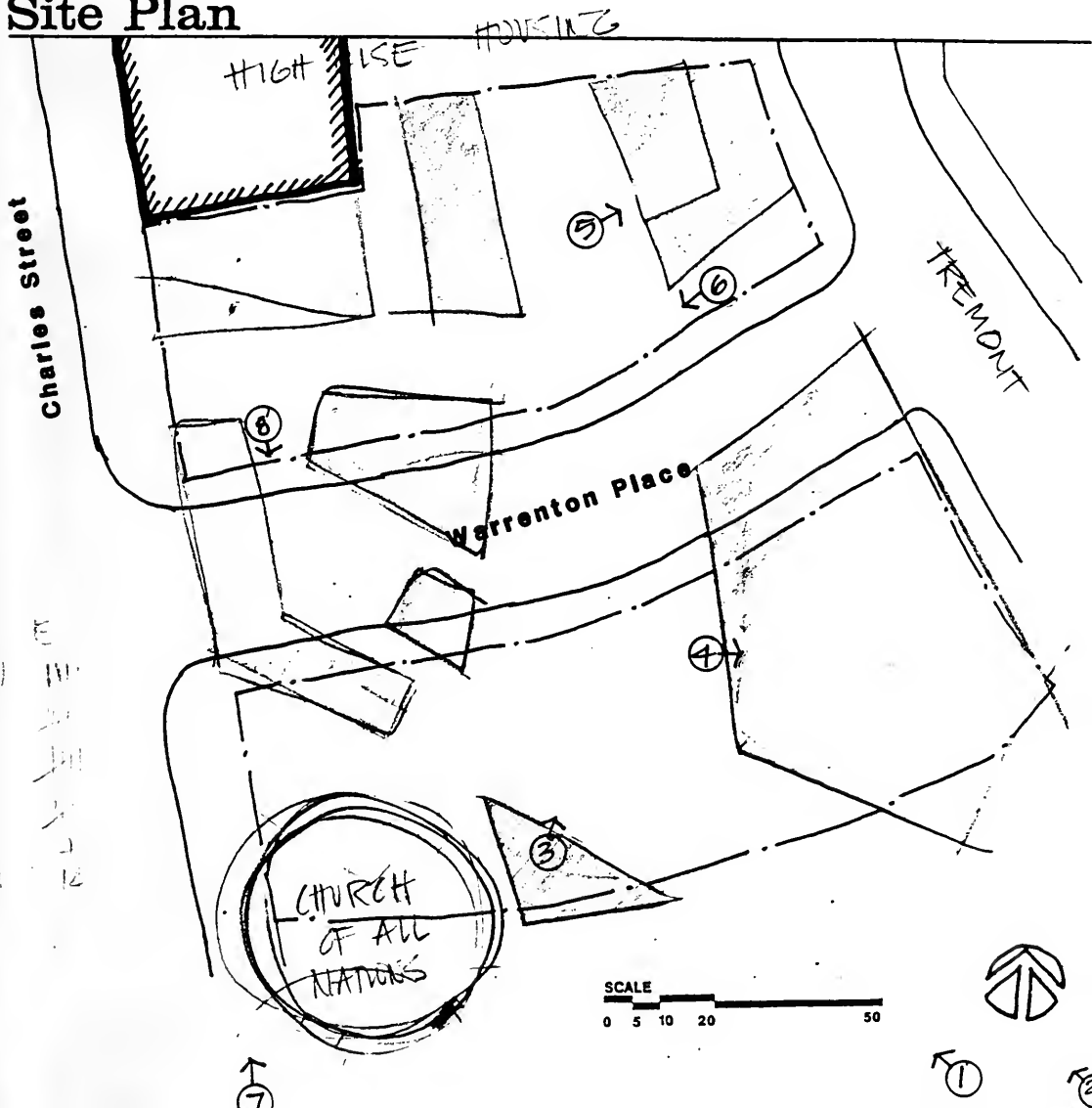
Weather Conditions:

Evaluation Date: 5.20.87

Sunny

Surrounding Land Uses: Church, Highrise housing, commercial

## Site Plan







SITE NO.

**Site Photograph 1**

Weed trees around base of bollard should be removed as soon as possible before developing into larger more difficult to remove size.

**Site Photograph 2**

View of site from across street. Walls and berms inhibit view into, or through site.

**Site Photograph 3**

View through center of site.





**Site Photograph 4**

Berms too steep in some areas to maintain grass. This is location of a tree that died, possibly as result of water draining too rapidly away from tree roots.



**Site Photograph 5**

Seating and game table with shade trees and shrubs.



**Site Photograph 6**

Access way through site. Note sparse foliage on trees to left.



SITE NO.



**Site Photograph 7**

View along edge of site  
along Charles Street.



**Site Photograph 8**

Benches removed from  
concrete wall.

**Site Photograph 9**



Neighborhood: ~~Central~~ (Chinatown) ✓  
Site Name: Norton Park  
Location: Charles and Tremont Streets  
Acreage: 0.99 A  
Site Type: Passive Park

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**Site Description:**

Norton Park is a trapezoidal site located at the corner of Tremont and Charles Streets in a commercial and residential area. Tufts New England Medical Center is located across Tremont Street from the park. It abuts a high-rise residential building on the north and circular church building at the corner of Tremont and Charles Streets. The park consists of a large sunken sitting area enclosed with high raised planters. There are two smaller sitting areas, one of which has had its seating removed. Several staircases and sloping paths provide access to the main sitting area. This area has been designed to also serve as a performance space. Most of the planting beds are steeply bermed and planted with large tulip and cherry trees as well as shrubbery and grass.

---

**Condition Assessments:**

All standard park-built elements are in good condition except for a few lights, one trash receptacle and the missing benches. The plantings vary considerably in condition. The Tulip trees are mostly dead or in poor condition. The remaining trees are in fair to good condition. The shrubbery and grass are in fair to poor condition and seem poorly cared for. ✓ L.

---

**Major Site Issues:**

Visibility into Norton Park is very limited by the design of its high bermed planters. These planters create several hidden corners in the park. Many of the benches have been removed. The steep berms are difficult to maintain and this steep sloping condition results in rapid water runoff which can leave plants very dry. The site also is subject to buffeting winds created by nearby tall buildings. Reflected heat in this densely built area combines with wind conditions and slopes to make this a difficult environment for plant growth. In replacing plants that have died, care should be given to choosing species that have a better chance of surviving existing conditions than a number of the species that have been used.

The circulation system through the site is good, and facilitates movement between adjacent streets.



DR

Neighborhood: Central (Chinatown)

Site Name: Norton Park

No.: C(C)-3

Location: Charles and Tremont Streets

Acreeage: 0.99 A Site Type: Passive Park

Site Description:

Norton Park is a trapezoidal site located at the corner of Tremont and Charles Streets in a commercial and residential area. Tufts New England Medical Center is located across Tremont Street from the park. It abuts a high-rise residential building on the north and circular church building at the corner of Tremont and Charles Streets. The park consists of a large sunken sitting area enclosed with high raised planters. There are two smaller sitting areas, one of which has had its seating removed. Several staircases and sloping paths provide access to the main sitting area. This area has been designed to also serve as a performance space. Most of the planting beds are steeply bermed and planted with large Tulip and Cherry trees as well as shrubbery and grass.

Condition Assessments:

All standard park built elements are in good condition except for a few lights, one trash receptacle and the missing benches. The plantings vary considerably in condition. The Tulip trees are mostly dead or in poor condition. The remaining trees are in fair to good condition. The shrubbery and grass are in fair to poor condition and seem poorly cared for.

Major Site Issues:

Visibility into Norton Park is very limited by the design of its high bermed planters. These planters create several hidden corners in the park. Many of the benches have been removed, perhaps because they were inappropriately used. The steep berms are difficult to maintain and this steep sloping condition results in rapid water runoff which can leave plants very dry. The site also is subject to buffeting winds created by nearby tall buildings. Reflected heat in this densely built area combines with wind conditions and slopes to make this a difficult environment for plant growth. In replacing plants that have died, care should be given to choosing species that have a better chance of surviving existing conditions than a number of the species that have been used.

The circulation system through the site is good, and facilitates movement between adjacent streets.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

DESIGN CONSIDERATIONS:	→ a circulation through plane and positive use area enclosed by
LAYOUT/ORGANIZATION OF SPACE	varmed plant beds
USE OF PLANT MATERIALS	variety of tree shrubs & grasses
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	suburbs on streets. Access possible through out site
DRAINAGE CONDITION	adequate
DESIGN-RELATED MAINTENANCE ISSUES	creepers - difficult to maintain grass & plantings
VANDALISM	
VACANT PARCEL TO SOUTH, EAST	No.
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	limited by walls & bermed plantings around edge.
VISIBILITY OUT FROM SPACE	
HIDDEN CORNERS IN SPACE	No
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	walk, pavement, blando lights, varying in good condition.
SPORTS FACILITIES	—
PLAYGROUNDS	—
BUILDINGS	—
NATURAL PARK ELEMENTS	1/2 plant material bedding, half in stressed condition

PRIMARY SITE ISSUES:

1. a. surveillance from the street very limited by varied planters and berms along street edges

2. plant beds - not fully bermed & retain adequate soil moisture for good plant growth 1/2 major trees dead, and 50% suffering from lack of water

3. plant materials - too many different varieties requiring less harsh growing conditions

4. many benches have been removed! although vandalism is by intention - to discourage undesirable behavior



STANDARD PARK  
BUILT ELEMENTS

**SITE NO.**

[illegible]



# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES



SITE NO.

QUANTITY		MATERIALS				CONDITION				LOCATION				MISC.			
AMOUNT		ADEQUATE #				INADEQUATE #				ADEQUATE #				INADEQUATE #			
SKINNED INFIELD		STONE DUST				ASPHALT				METAL				GRASS			
OTHER		OTHER				% COVERAGE				EXCELLENT				GOOD			
FAIR		POOR				UNUSABLE				WELL LOCATED (SNOW)				POORLY LOCATED			
APPLYING		APPLYING				APPLYING				APPLYING				APPLYING			
FENCING PRESENT		FENCING PRESENT				FENCING PRESENT				FENCING PRESENT				FENCING PRESENT			
BASKETBALL:		SURFACE				BACKBOARD/HOOP				TENNIS:				BANGBOARD			
SURFACE		FENCING				SURFACE				NET POLES				OTHER COURT:			
BASEBALL:		BACKSTOP				INFIELD				OUTFIELD				LITTLE LEAGUE:			
BACKSTOP		INFIELD				OUTFIELD				SOFTBALL:				BACKSTOP			
INFIELD		OUTFIELD				SOFTBALL:				BACKSTOP				INFIELD			
OUTFIELD		SOFTBALL:				BACKSTOP				INFIELD				OUTFIELD			
FOOTBALL: FIELD		SOCCER: FIELD				OTHER FIELD:				OTHER				COURTS			
FIELDS		FIELDS				FIELDS				FIELDS				FIELDS			



## SITE NO.

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
VEHICULAR CIRCULATION	GOOD	FAIR	POOR	UNUSABLE	UNUSABLE
PEDESTRIAN ACCESS	GOOD	FAIR	POOR	UNUSABLE	UNUSABLE
VEHICULAR ACCESS	GOOD	FAIR	POOR	UNUSABLE	UNUSABLE
MAINTENANCE ACCESS	GOOD	FAIR	POOR	UNUSABLE	UNUSABLE
ACCESS CONTROL:	GOOD	FAIR	POOR	UNUSABLE	UNUSABLE



## NATURAL PARK ELEMENTS

p. 9



**SITE NO.**

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	2	X	X	X
SHRUBS	5	X	X	X
TURF	40			
GROUND COVER				
FLOWER BEDS				
GROUND				
CONTAINER				
WEED SPECIES				
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				







# CITY OF BOSTON PARK EVALUATION



SITE NO.

Neighborhood: CENTRAL (CHINATOWN)

Site Name: STATLER PARK

Location: COLUMBUS, STUART & CHURCH

Evaluation Team: SF & BTH

Evaluation Date: 5.20.87

Surrounding Land Uses: Hotel, Commercial

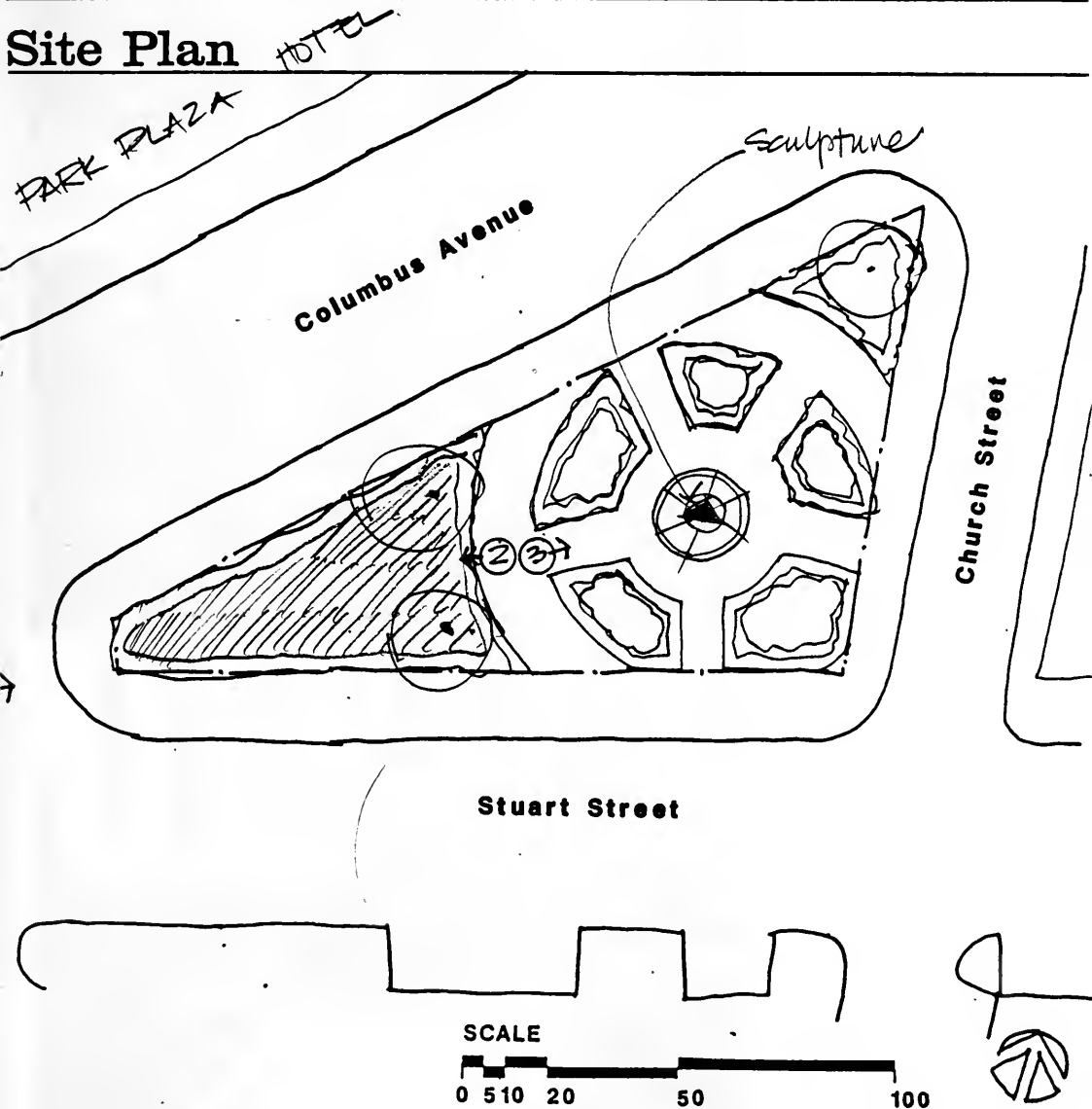
Site Type: Square

Acreage: 0.25 A

Weather Conditions:

Sunny

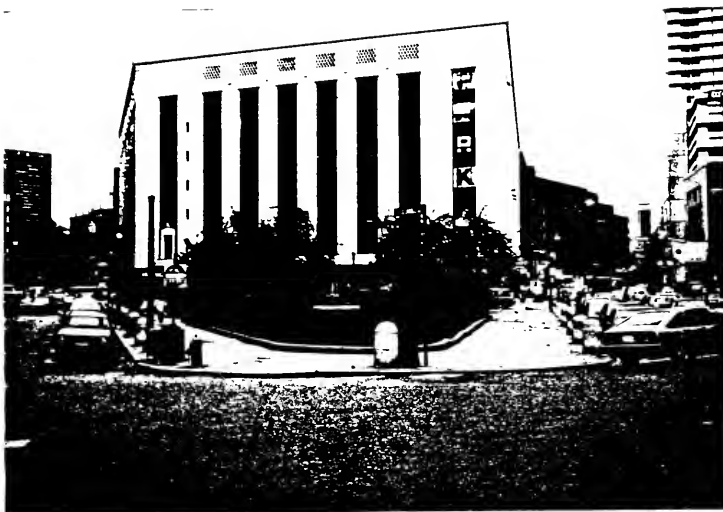
## Site Plan







SITE NO.

**Site Photograph 1**

View of park-- shows granite bollards along street edge, plant beds edged with well-pruned shrubs and flowering trees and shrubs.

**Site Photograph 2**

Well-maintained grass.

**Site Photograph 3**

Statue as focal point and planting at base.



Neighborhood: Central (Chinatown) ✓  
Site Name: Statler Park  
Location: Columbus Avenue, Stuart and Church Streets  
Acreage: 0.25 A  
Site Type: Square

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**Site Description:**

Statler Park is a triangular site on the corner of Columbus Avenue, Stuart and Church Streets. It is surrounded by tall buildings in a densely developed commercial area. The park is designed as a formal garden with a central circular configuration. A bronze statue serves as the focal point of the park. The site is richly planted.

---

**Condition Assessments:**

As a whole, the park is well maintained and in good condition. The concrete paving is, however, in poor condition in several areas along the Stuart Street and Columbus Avenue sidewalks. Some areas of the concrete curb have settled and need resetting. One light pole has settled and is out of vertical alignment. The grass, shrubs and trees are almost all in good condition.

---

**Major Site Issues:**

Statler Park is well maintained by the Park Plaza Trust and appears lush and cared for. However, the noise and rush of heavy traffic on Columbus Avenue and Stuart Street dominate the park. Winds also buffet the site due to the height of surrounding buildings. Consequently, the park is not well suited for use as a passive sitting area. Its present development as a formal visual space is the best use for the site, although it requires extraordinary maintenance effort. The park would be visually more prominent if parking was prohibited along its edges. In the near future, the site's pavement will need reconstruction.



Neighborhood: Central (Chinatown)

Site Name: Statler Park

No.: C(C)-4

Location: Columbus Avenue, Stuart and Church Streets

Acreage: 0.25 A

Site Type: Square

Site Description:

Statler Park is a triangular site on the corner of Columbus Avenue, Stuart and Church Streets. It is surrounded by tall buildings in a densely developed commercial area. The park is designed as a formal garden with a central circular configuration. A bronze statue serves as the focal point of the park. The site is richly planted.

Condition Assessments:

As a whole, the park is well maintained and in good condition. The concrete paving is, however, in poor condition in several areas along the Stuart Street and Columbus Avenue sidewalks. Some areas of the concrete curb have settled and need resetting. One light pole has settled and is out of vertical alignment. The grass, shrubs and trees are almost all in good condition.

Major Site Issues:

Statler Park is well maintained by the Park Plaza Trust and appears lush and cared for. However, the noise and rush of heavy traffic on Columbus Avenue and Stuart Street dominate the park. Winds also buffet the site due to the height of surrounding buildings. Consequently, the park is not well suited for use as a passive sitting area. Its present development as a formal visual space is the best use for the site, although it requires extraordinary maintenance effort. The park would be visually more prominent if parking was prohibited along its edges. In the near future, the site's pavement will need reconstruction.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

CC

4

SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	→ triangular traffic island developed as a oval monumental landscaped space w/ stone as focal point monumental plant: well used
USE OF PLANT MATERIALS	
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	
DRAINAGE CONDITION	adequate
DESIGN-RELATED MAINTENANCE ISSUES	—
VANDALISM	limited to graffiti on curbs
VACANT PARCEL TO SOUTH, EAST	No
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	none
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	curb, stone good, pavement poor
SPORTS FACILITIES	—
PLAYGROUNDS	—
BUILDINGS	—
NATURAL PARK ELEMENTS	good

PRIMARY SITE ISSUES:

1. This site is well maintained by The Park Plaza Trust in a well groomed condition

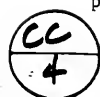
2. The landscape is primarily paved space. Paved traffic island in the area is a good idea, although benches double the added in the area

3. The monument wall is taking in some areas to increase visual accessibility for the parking area, the public had arrived at the



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS



p. 6

SITE NO.

	QUANTITY		MATERIALS										CONDITION				LOCATION		MISC.		
	AMOUNT	ADAPTABLE #	WOOD	WOOD & CONCRETE	WOOD & METAL	STONE	BRICK	CHAIN LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE (SNOW)	POORLY LOCATED	APPROPRIATENESS		ADAPTABLE #	ADAPTABLE #
BENCHES, PARK																					
BICYCLE RACKS																					
BLEACHERS																					
BOLLARDS	26																				
CATCHBASINS																					
CURBS																					
DRINKING FOUNTAINS																					
DUMPSTERS																					
FENCES																					
GAME TABLES																					
LIGHTING																					
PEDESTRIAN:	6																				
PARKING/ROAD:																					
SPORTS																					
MONUMENTS	1																				
PICNIC TABLES																					
RAILINGS																					
RAMPS																					
SERVICE GATES																					
SIGNS, ENTRY																					
STAIRS																					
TRASH RECEPTACLES:	2	1																			
WALLS																					
WATER FEATURES																					
OTHER																					

SOME SECTION LOC. SPAST. SING. 5/10/11



$$\frac{22}{4}$$

SITE NO.

[illegible]

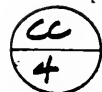






# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS



SITE NO.

QUANTITY	CONDITION	LOCATION	MISC.
EXISTS			
QUANTITY			
EXACT COUNT			
ESTIMATED COUNT			
MAINTENANCE			
REMOVAL			
# COVERAGE			
UNRATABLE (SNOW)			
WELL LOCATED			
POORLY LOCATED			
APPROPRIATENESS			
SPOTLIGHTING			
EVAPORATION			
LANDSCAPE			
TREES			
SHRUBS			
TURF			
GROUND COVER			
FLOWER BEDS			
GROUND			
CONTAINER			
WEED SPECIES			
WOODS			
PONDS			
STREAMS			
SPECIAL ECOLOGICAL FEATURE/AREA			







## TABLE OF CONTENTS

### NEIGHBORHOOD OF CENTRAL

#### CHINATOWN

<u>PARKS</u>	<u>Acreage</u>
C(C)-1. Pagoda Park Kneeland Street and corner of Southeast Expressway	1.47
C(C)-2. Gateway Park Hudson and Beach Streets	0.13
C(C)-3. Norton Park Charles and Tremont Streets	0.99
C(C)-4. Statler Park Columbus Avenue, Stuart and Church Streets	0.25
C(C)-5. - C(C)-7. Not Within Scope of Survey	

### NEIGHBORHOOD OF CENTRAL

#### DOWNTOWN

<u>PARKS</u>	<u>Acreage</u>
C(D)-1. Cushing Park Cambridge and New Chardon Streets	0.33

### SQUARES AND PLAZAS

C(D)-2. Not Within Scope of Survey	
C(D)-3. City Hall Grounds School Street and City Hall Avenue	0.18
C(D)-4. City Hall Plaza Cambridge and New Congress Streets	11.0
C(D)-5. - C(D)-8. Not Within Scope of Survey	



# CITY OF BOSTON PARK EVALUATION



SITE NO

Neighborhood: CENTRAL (DOWNTOWN)

Site Name: CUSHING PARK

Location: CAMBRIDGE & NEW CHARDON

Evaluation Team: SF 3BIT

Evaluation Date: 5.20.07

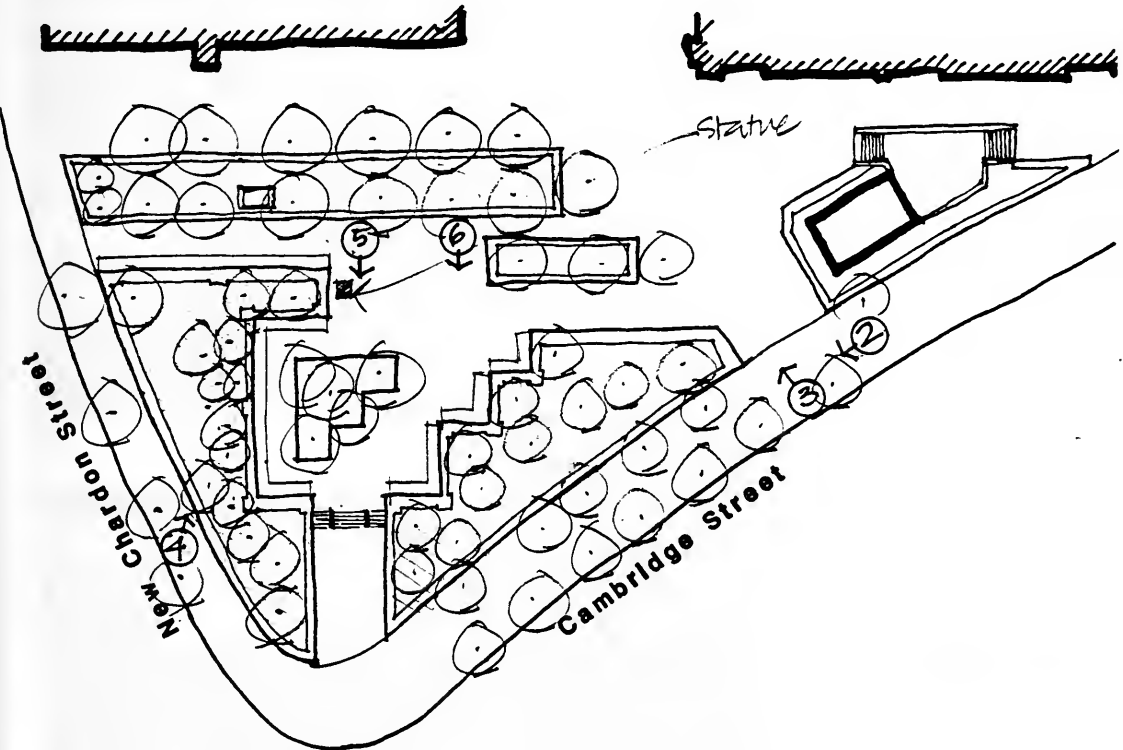
Surrounding Land Uses: Commercial

Site Type: Pass & Park

Acreage: 0.33A

Weather Conditions: Sunny

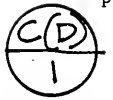
## Site Plan



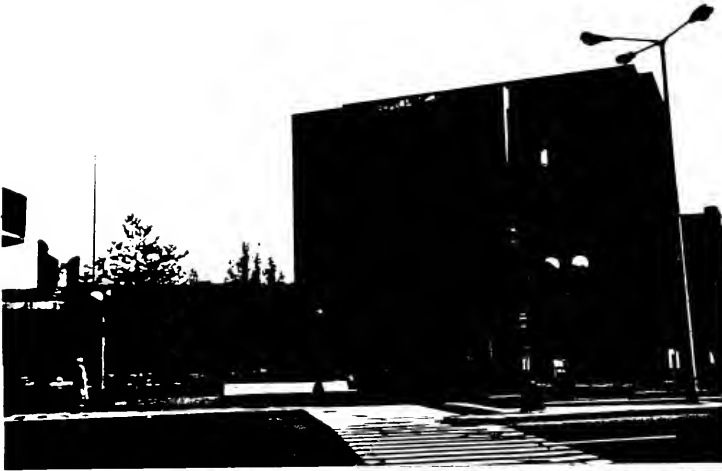
SCALE  
0 50 100







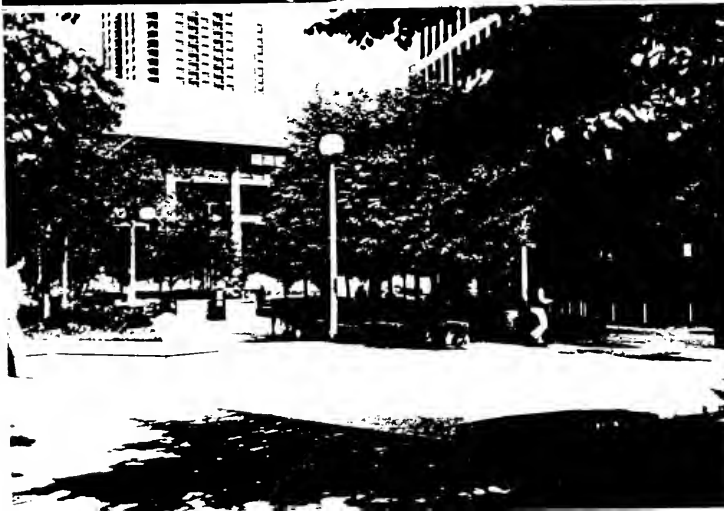
SITE NO.

**Site Photograph 1**

View of park from across Cambridge Street. Trees in raised planters very visible and provide a green 'oasis' on corner. Seating at a lower level.

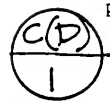
**Site Photograph 2**

View of edge of park along Cambridge Street.

**Site Photograph 3**

View into site.





**SITE NO.**



**Site Photograph 4**

Trees, shrubs and weeds in raised planters.



**Site Photograph 5**

View from interior of park out towards Cambridge Street.



**Site Photograph 6**

Benches and trash receptacles along inside edge of planters.



Neighborhood: Central (Downtown)  
Site Name: Cushing Park  
Location: Cambridge and New Chardon Streets  
Acreage: 0.33 A  
Site Type: Passive Park

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**Site Description:**

Cushing Park is a somewhat triangular site located on the corner of Cambridge and New Chardon Streets in the Government Center section of downtown Boston. The park is a sunken space enclosed with raised concrete planters. There are shade and flowering trees as well as shrubs and groundcovers within the planters, and a grove of Birch trees near the main sitting area. Seating is built into the planters. There is a commercial building to the north and a subway entrance and building to the east. At the end of a ramp leading into the park from the east is a bust of Cardinal Cushing.

---

**Condition Assessments:**

Some areas of the park's bituminous pavers have settled, as have the footings and pavement under three of the park's trash receptacles. Otherwise, all standard park-built elements are in good to excellent condition. Most of the trees are in good condition. The Junipers in the shrub beds are not well suited to the level of shade they receive, and consequently many of them are in poor condition.

---

**Major Site Issues:**

With open outdoor gathering space at a premium in Government Center, Cushing Park provides a needed and lush place to relax. However, the grade differential between park and street creates problems for the space. It is uninviting to enter and use, susceptible to litter build-up, and difficult to maintain. The City of Boston Trust Office is funding a re-design of the park that addresses these and other issues, such as circulation and the park's connection to the subway. Maintenance at present is inadequate, and needs to be improved.



DR

Neighborhood: Central (Downtown)

Site Name: Cushing Park

No.: C(D)-1

Location: Cambridge and New Chardon Streets

Acreage: 0.33 A

Site Type: Passive Park

Site Description:

Cushing Park is a somewhat triangular site located on the corner of Cambridge and New Chardon Streets in the Government Center section of downtown Boston. The park is a sunken space enclosed with raised concrete planters. There are shade and flowering trees as well as shrubs and groundcovers within the planters, and a grove of Birch trees near the main sitting area. Seating is built into the planters. There is a commercial building to the north and a subway entrance and building to the east. At the end of a ramp leading into the park from the east is a bust of Cardinal Cushing.

Condition Assessments:

Some areas of the park's bituminous pavers have settled, as have the footings and pavement under three of the park's trash receptacles. Otherwise, all standard park built elements are in good to excellent condition. Most of the trees are in good condition. The Junipers in the shrub beds are not well suited to the level of shade they receive, and consequently many of them are in poor condition.

Major Site Issues:

With open outdoor gathering space at a premium in Government Center, Cushing Park provides a needed and lush place to relax. However, the grade differential between park and street creates problems for the space. It is a less welcome place to enter and use, and is more susceptible to litter build-up and more difficult to maintain. The City of Boston Trust Office is funding a re-design of the park that addresses this and other issues such as circulation and the park's connection to the subway. Maintenance at present is inadequate, and needs to be improved.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	7 elevation change from street edge to building line resulted in stepped down 'sunkens' entire area
USE OF PLANT MATERIALS	various plants w/ trees & shrubs & bare in places
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	curb cut at street edge & paved access thru sidewalk
DRAINAGE CONDITION	drainage good, although some puddling in sidewalk medians
DESIGN-RELATED MAINTENANCE ISSUES	
VANDALISM	None apparent
VACANT PARCEL TO SOUTH, EAST	No
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	3 limited by 'sunkens' design if seating
VISIBILITY OUT FROM SPACE	
HIDDEN CORNERS IN SPACE	No
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	acceptable lawn due to subsidence benches, water vaults, lights, good pavement & some trees
SPORTS FACILITIES	None
PLAYGROUNDS	None
BUILDINGS	None
NATURAL PARK ELEMENTS	lawn & some shrubs good, grass & some shrubs poor

PRIMARY SITE ISSUES:

- 1 'sunkens' design - lawn had limited visibility from street road  
although underground parking
- 2 Plant material - mostly good but some shrubs poor
- 3 Paved - need more trees  
Medians & walking path w/ some grass & some shrubs  
Swampy & muddy path up edge of parking lot



**SITE NO.**

[illegible]





SITE NO.

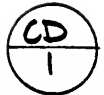
	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	ADEQUATE # INVENTORY ADEQUATE #	SKINNED INFIELD TNR GRASS STONE DUST METAL GRASS OTHER % COVERAGE EXCELLENT GOOD FAIR POOR UNUSABLE WELL LOCATED (SNOW) POORLY LOCATED APPROXIMATE ADDRESS LANDING OF LIGHTING TEAR SEALING REPAIRS ON FENCING PRESENT			
BASKETBALL:					
SURFACE					
BACKBOARD/HOOP					
TENNIS:					
BANGBOARD					
FENCING					
SURFACE					
NET POLES					
OTHER COURT:					
BASEBALL:					
BACKSTOP					
INFIELD					
OUTFIELD					
LITTLE LEAGUE:					
BACKSTOP					
INFIELD					
OUTFIELD					
SOFTBALL:					
BACKSTOP					
INFIELD					
OUTFIELD					
FOOTBALL: FIELD					
SOCCER: FIELD					
OTHER FIELD:					
OTHER :					



# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

ACCESS, CIRCULATION  
AND PARKING



SITE NO.

	QUANTITY					MATERIALS					CONDITION					LOCATION					MISC.					
	# BUILDINGS/ PLAYGROUNDS	ADEQUATE # EQUIP.	ADEQUATE #	ADEQUATE # PLAYGROUNDS	ADEQUATE # BUILDINGS	METAL	WOOD	METAL & WOOD	CONCRETE	SAND	BARK MULCH	ASPHALT	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	INAPPROPRIATE	SEATING PRESENT	SEATING PRESENT	SAFETY PRESENT	SAFETY PRESENT	SAFETY PRESENT
RECREATION																										
RESTROOM																										
STORAGE																										
OTHER																										
PLAYGROUNDS (GENERAL)																										
EQUIPMENT:																										
SURFACE																										
EDGING																										
FENCING																										
AGE DISTRIBUTION:																										

	SURFACE CONDITION					MATERIALS					ORGANIZATION					ACCESS					PARKING					
	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	BIT. CONCRETE	CONCRETE	STONE	GRAVEL	OTHER	WELL ORGANIZED	DESIGNED	ORGANIZED	RESPONDS TO	ACCESS POINTS	ACCESS POINTS	VEHICULAR CONTROL	ACCESS UNUSABLE	ACCESS UNUSABLE	ACCESS UNUSABLE	PARKING ADEQUATE	PARKING ADEQUATE	PARKING ADEQUATE	UNUSABLE	UNUSABLE	
PEDESTRIAN CIRCULATION																										
VEHICULAR CIRCULATION																										
PEDESTRIAN ACCESS																										
VEHICULAR ACCESS																										
MAINTENANCE ACCESS																										
ACCESS CONTROL:																										
ACCESS, CIRCULATION AND PARKING																										

not  
different for  
occurred.





SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	EXISTS	POORLY LOCATED	APPROXIMATELY	
SHRUBS	MAINTENANCE	WELL LOCATED	APPROXIMATELY	
TURF	ESTIMATED COUNT	UNREMOVABLE (SNOW)	APPROXIMATELY	
GROUND COVER	REMOVAL	UNREMOVABLE (SNOW)	APPROXIMATELY	
FLOWER BEDS	ESTIMATED COUNT	UNREMOVABLE (SNOW)	APPROXIMATELY	
GROUND	EXACT COUNT	UNREMOVABLE (SNOW)	APPROXIMATELY	
CONTAINER	MAINTENANCE	UNREMOVABLE (SNOW)	APPROXIMATELY	
WEED SPECIES	ESTIMATED COUNT	UNREMOVABLE (SNOW)	APPROXIMATELY	
WOODS	REMOVAL	UNREMOVABLE (SNOW)	APPROXIMATELY	
PONDS	MAINTENANCE	UNREMOVABLE (SNOW)	APPROXIMATELY	
STREAMS	ESTIMATED COUNT	UNREMOVABLE (SNOW)	APPROXIMATELY	
SPECIAL ECOLOGICAL FEATURE/AREA	EXISTS	UNREMOVABLE (SNOW)	APPROXIMATELY	







# CITY OF BOSTON PARK EVALUATION

CD  
3

SITE NO.

Neighborhood: CENTRAL (DOWNTOWN)

Site Name: CITY HALL GROUNDS

Site Type: SQUARE

Location: SCHOOL & COURT

Acres: 0.18A

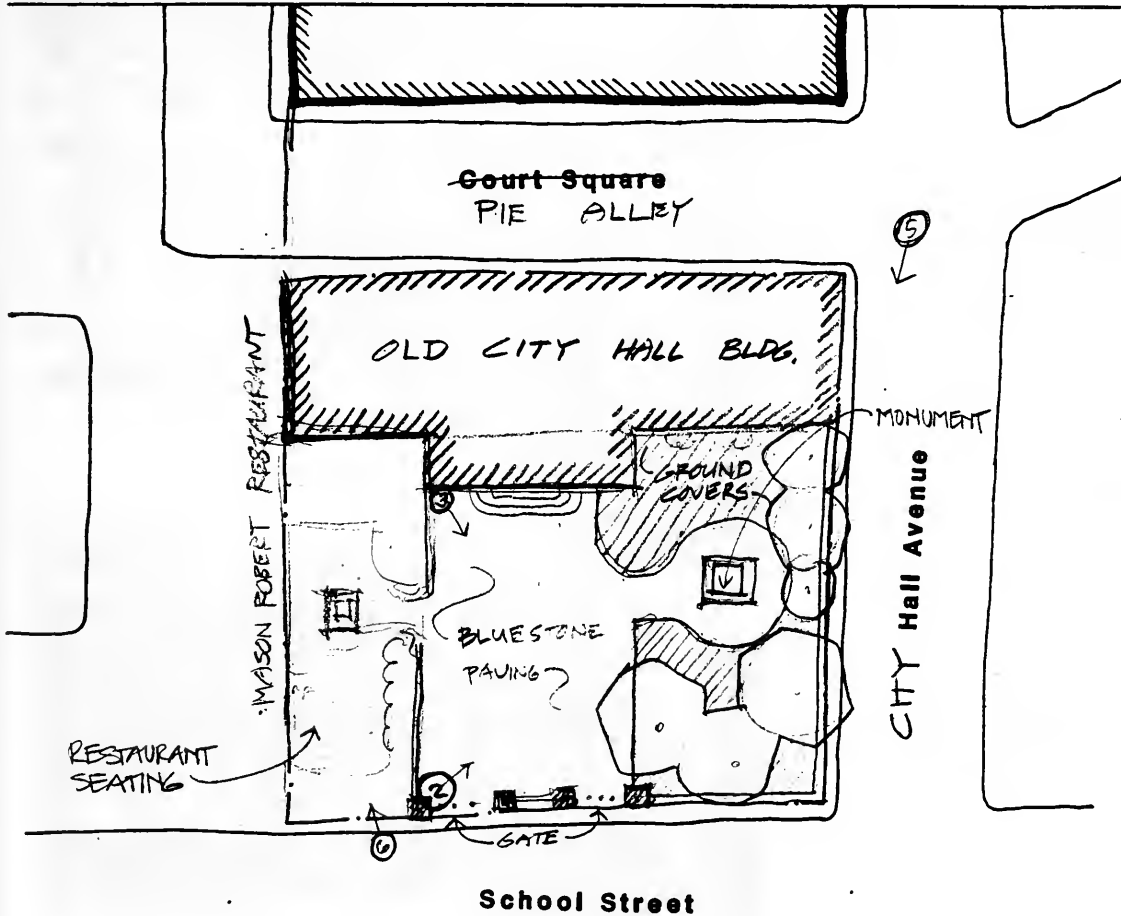
Evaluation Team: BCIT

Weather Conditions: FAIR

Evaluation Date: 5.27.87

Surrounding Land Uses: COMMERCIAL

## Site Plan



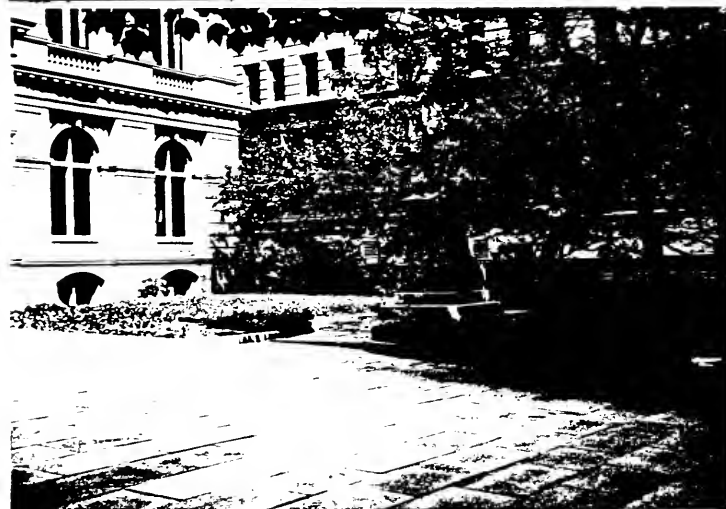




SITE NO.

**Site Photograph 1**

Entrance into City  
Hall Grounds.

**Site Photograph 2**

Well-maintained  
plantings and statue  
in eastern half  
of site.

**Site Photograph 3**

Bluestone paved  
entry court with  
granite and cast  
iron gates.





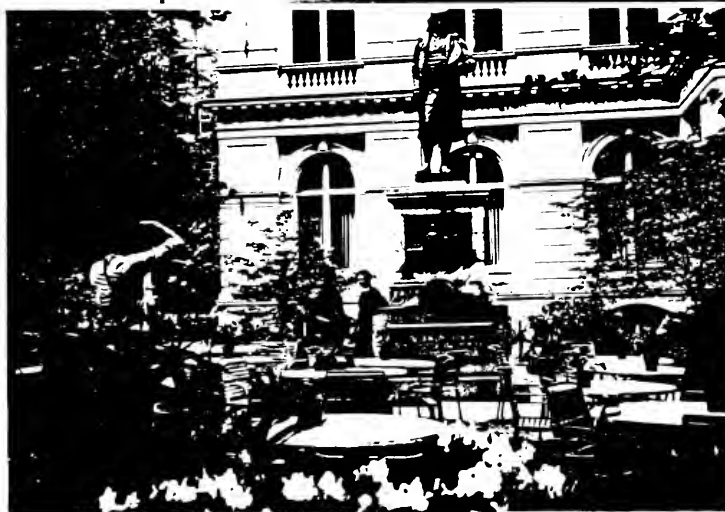
SITE NO.

**Site Photograph 4**

View of site from  
across School Street.

**Site Photograph 5**

View of edge of site  
on City Hall Avenue.  
Commercial enterprises  
on left.

**Site Photograph 6**

Outdoor dining area  
for adjacent restaurant  
in western half of  
site.



Neighborhood: ~~Central~~ (Downtown)  
Site Name: City Hall Grounds  
Location: School Street and City Hall Avenue  
Acreage: 0.18 A  
Site Type: Square

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**Site Description:**

City Hall Grounds is a somewhat square site located in front of the old Boston City Hall. To the south is School Street, to the east is City Hall Avenue, which is a pedestrian alleyway, and to the north is a restaurant. The park consists of three distinct areas. The northern third of the site serves as an outdoor seating area for the adjacent restaurant. The central third of the site is a bluestone-paved entry court. The southern third is a large area of groundcover and trees encompassing a statue of Benjamin Franklin. The eastern edge of the park is defined by the large Victorian-style City Hall building now used for commercial purposes. Along School Street are a large granite and iron gate and iron fencing. Opposite the park on the west side of School Street are commercial buildings. Along the south edge of the park is a granite wall. Surrounding land uses are commercial.

---

**Condition Assessments:**

All standard park-built elements and paving are in good condition. The only element which is in need of repair is the stone wall along City Hall Avenue.

---

**Major Site Issues:**

City Hall Grounds is a beautifully designed and maintained site that serves as a pleasing visual space, a forecourt to this historic building and an outdoor cafe. Because commercial enterprises now surround the site, and because there are no entry signs or park benches on the site, public use is not clearly invited. However, its location and design encourage use, and the high curb surrounding the planting beds provides places to sit. Addition of benches would better serve casual use by passersby.



**DRAFT**

Neighborhood: Central (Downtown)

Site Name: City Hall Grounds

No.: C(D)-3

Location: School Street and City Hall Avenue

Acreage: 0.18 A

Site Type: Square

**Site Description:**

City Hall Grounds is a somewhat square site located in front of the old Boston City Hall. To the south is School Street, to the east is City Hall Avenue, which is a pedestrian alleyway, and to the north is a restaurant. The park consists of three distinct areas. The northern third of the site serves as an outdoor seating area for the adjacent restaurant. The central third of the site is a bluestone-paved entry court. The southern third is a large area of groundcover and trees encompassing a statue of Benjamin Franklin. The eastern edge of the park is defined by the large Victorian-style City Hall building now used for commercial purposes. Along School Street are a large granite and iron gate and iron fencing. Opposite the park on the west side of School Street are commercial buildings. Along the south edge of the park is a granite wall. Surrounding land uses are commercial.

**Condition Assessments:**

All standard park built elements and paving are in good condition. The only element which is in need of repair is the stone wall along City Hall Avenue.

**Major Site Issues:**

City Hall Grounds is a beautifully designed and maintained site that serves as a pleasing visual space, a forecourt to this historic building and an outdoor cafe. Because commercial enterprises now surround the site, and because there are no entry signs or park benches on the site, public use is not clearly invited. However, its location and design encourage use, and the high curb surrounding the planting beds provides places to sit. Addition of benches would better serve casual use by passersby.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	Simple entry court with skaters.
USE OF PLANT MATERIALS	Rich plantery with full groundcover. Overhanging trees. Some shrubs.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	-
BARRIER FREE DESIGN	yes
DRAINAGE CONDITION	adequate
DESIGN-RELATED MAINTENANCE ISSUES	none.
VANDALISM	none evident
VACANT PARCEL TO SOUTH, EAST	-
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	Good
VISIBILITY OUT FROM SPACE	Good
HIDDEN CORNERS IN SPACE	At entrance to Mason Robert Restaurant.
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	All good.
SPORTS FACILITIES	-
PLAYGROUNDS	-
BUILDINGS	-
NATURAL PARK ELEMENTS	Good

## PRIMARY SITE ISSUES:

- Space does not feel public-- appears as private entry court. Can use benches for sitting
- Well maintained space.
- What city City Avenue starting to leave. May need reconstruction at some point.



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

3  
3

p. 6

SITE NO.

	QUANTITY			MATERIALS										CONDITION							LOCATION		MISC.	
	AMOUNT	IN ADEQUATE #	IN ADEQUATE #	WOOD	WOOD & CONCRETE	WOOD & METAL	STONE	BRICK	CHAIN LINK	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNRATALE (SNOW)	WELL LOCATED	POORLY LOCATED	APPROPRIATELY LOCATED	INAPPROPRIATELY LOCATED	MANUAL		
BENCHES, PARK	1																							
BICYCLE RACKS	1																							
BLEACHERS	6																							
BOLLARDS	2																							
CATCHBASINS																								
CURBS																								
DRINKING FOUNTAINS	1																							
DUMPSTERS	1																							
FENCES <i>20 ft x 4 ft x 1/2 in</i>																								
GAME TABLES																								
LIGHTING																								
PEDESTRIAN:																								
PARKING/ROAD:																								
SPORTS																								
MONUMENTS	2																							
PICNIC TABLES																								
RAILINGS																								
RAMPS																								
SERVICE GATES																								
SIGNS, ENTRY																								
STAIRS																								
TRASH RECEPTACLES: <i>wood</i>	2																							
WALLS																								
WATER FEATURES																								
OTHER <i>20 ft x 4 ft x 1/2 in</i>	4																							

*Along City Hall Avenue*

*Huge slabs of granite & stone in landscaping.*



# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES



SITE NO.

QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
AMOUNT	ADEQUATE #	INADEQUATE #	SKINNED INFIELD	SODDED INFIELD
ASPHALT	STONE DUST	METAL	GRASS	OTHER
% COVERAGE	EXCELLENT	GOOD	FAIR	POOR
UNUSABLE	WELL LOCATED (SNOW)	POORLY LOCATED	ADJACENT PRESS	ADJACENT PRESS
TEARING	TEARING	TEARING	TEARING	TEARING
FENCING PRESENT	FENCING PRESENT	FENCING PRESENT	FENCING PRESENT	FENCING PRESENT
BASKETBALL:				
SURFACE				
BACKBOARD/HOOP				
TENNIS:				
BANBOARD				
FENCING				
SURFACE				
NET POLES				
OTHER COURT:				
BASEBALL:				
BACKSTOP				
INFIELD				
OUTFIELD				
LITTLE LEAGUE:				
BACKSTOP				
INFIELD				
OUTFIELD				
SOFTBALL:				
BACKSTOP				
INFIELD				
OUTFIELD				
FOOTBALL: FIELD				
SOCCER: FIELD				
OTHER FIELD:				
OTHER				







## NATURAL PARK ELEMENTS

p. 5



SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	6	EXISTS		
SHRUBS				
TURF				
GROUND COVER				
FLOWER BEDS				
GROUND				
CONTAINER				
WEED SPECIES				
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				







# CITY OF BOSTON PARK EVALUATION



SITE NC

Neighborhood: CENTRAL (DOWNTOWN)

Site Name: CITY HALL PLAZA

Site Type: \_\_\_\_\_

Location: CAMBRIDGE, CORNER NEW CONGRESS

Acreage: 11 A

Evaluation Team: SF & PA

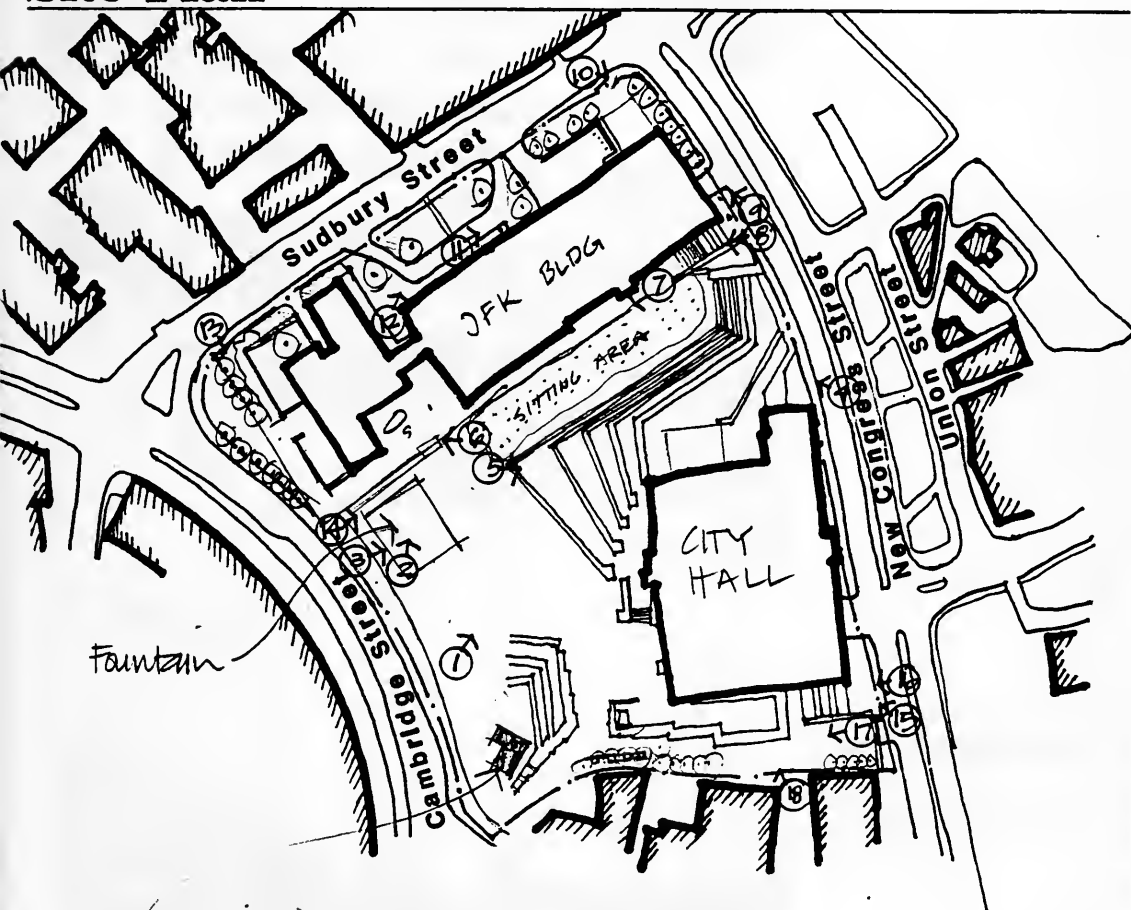
Weather Conditions: \_\_\_\_\_

Evaluation Date: 5.20.07

Sunny

Surrounding Land Uses: City Hall, J.F.B. Building

## Site Plan



+ Station

SCALE

0 50 100 200 500







SITE NO.



### Site Photograph 1

View into plaza from Cambridge Street shows large scale and restricted use of trees.



### Site Photograph 2

View into fountain and seating area. Fountain not working. Trees are poor choice due to thorns and not thriving.



### Site Photograph 3

View across site towards sitting area with trees.





SITE NO.

**Site Photograph 4**

Looking into site from New Congress Street at amphitheater seating. Trees provide a good green edge with J.F.K. Building behind.

**Site Photograph 5**

View down into amphitheater.

**Site Photograph 6**

Granite steps in poor condition. Temporary steps installed.



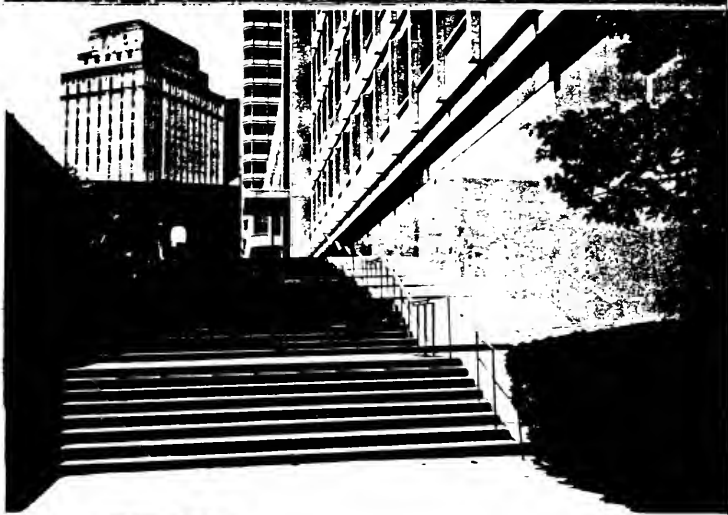
C(D)  
4

SITE NO.



### Site Photograph 7

View along edge of J.F.K. Building. Minimal planting along edge.



### Site Photograph 8

Steps up from New Congress Street with J.F.K. Building on right.



### Site Photograph 9

Face of J.F.K. Building and planting along New Cambridge Street. Shade and flowering trees, shrubs and lawn generously planted and well maintained.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

DESIGN CONSIDERATIONS:	7	Topo, as a result of the 2013 evaluation - summary
LAYOUT/ORGANIZATION OF SPACE		no swimming, possible use - seating
USE OF PLANT MATERIALS		partially shaded / some shrubs
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD		
BARRIER FREE DESIGN		Access via small concrete ramp, outside surface poor.
DRAINAGE CONDITION		adequate
DESIGN-RELATED MAINTENANCE ISSUES		no playground facility, therefore site may be subject to abuse.
VANDALISM		black & aluminum paint, but seems too cheap - surface not durable
WACANT PARCEL TO SOUTH, EAST		
VISIBILITY AND SAFETY:		
VISIBILITY INTO SPACE	3	partially obscured by surrounding buildings
VISIBILITY OUT FROM SPACE		
HIDDEN CORNERS IN SPACE		No
CONDITION ASSESSMENTS:		
STANDARD PARK BUILT ELEMENTS		well maintained walking, benches good
SPORTS FACILITIES		-
PLAYGROUNDS		-
BUILDINGS		-
NATURAL PARK ELEMENTS		

PRIMARY SITE ISSUES:

1. Location of designated play area, maintenance personnel (volunteers) are essential.

2. A small shrine - too steep to use, and rain.

3. Can't walk on.

4. Volunteering area (volunteers) should be 10 per.

5. A lot of people have been there.



## STANDARD PARK BUILT ELEMENTS



**SITE NO.**

[illegible]





SITE NO.

[illegible]



**SITE NO.**

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
VEHICULAR CIRCULATION	UNUSABLE	UNAVAILABLE(SNOW)	BIT. CONCRETE	CONCRETE	STONE GRAVEL
PEDESTRIAN ACCESS	OTHER DRIVEWAY	WELL ORGANIZED	DEVELOPED	ORGANIZED	RESPONDS TO
VEHICULAR ACCESS	ORGANIZED	ORGANIZED	RESPONDS TO	ACCESS TO	ACCESS POINTS
MAINTENANCE ACCESS	ACCESS POINTS	ACCESS POINTS	VEHICLE CONTROL	VEHICLE MAINTENANCE	ACCESS UNAVAILABLE
ACCESS CONTROL:	PARKING	PARKING	PARKING	PARKING	PARKING



p. 5



	QUANTITY	CONDITION	LOCATION	MISC.
TREES	32	EXISTS		
SHRUBS	32	QUANTITY		
TURF	32	EXACT COUNT		
GROUND COVER	32	MAINTENANCE		
FLOWER BEDS	32	REMOVAL		
GROUND	32	# COVERAGE		
CONTAINER	32	UNAVAILABLE		
WEED SPECIES	32	WELL LOCATED		
WOODS	32	POORLY LOCATED		
PONDS	32	APPROPRIATENESS		
STREAMS	32	ENVIRONMENTAL		
SPECIAL ECOLOGICAL	32	WANDERLUST		
FEATURE/AREA	32	UNAVAILABLE		







# CITY OF BOSTON PARK EVALUATION

CN  
2

SITE NO.

Neighborhood: CENTRAL (North End)

Site Name: COLUMBUS PARK

Location: ATLANTIC

Evaluation Team: SF & BH

Evaluation Date: 5.10.87

Surrounding Land Uses: Harbor, hotel, Residential

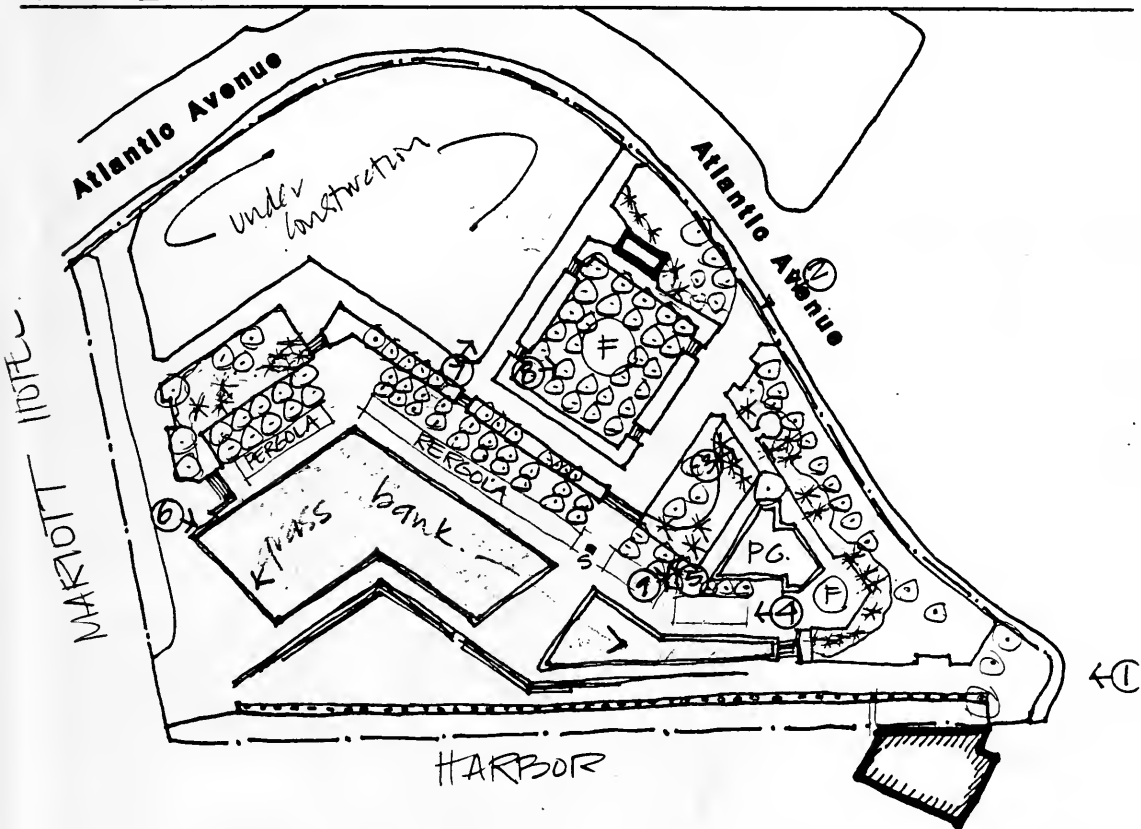
Site Type: Multi-Purpose Park

Acreage: 4.3A

Weather Conditions:

Sunny

## Site Plan



S Statue  
F Fountain  
PG Play ground  
/// grass

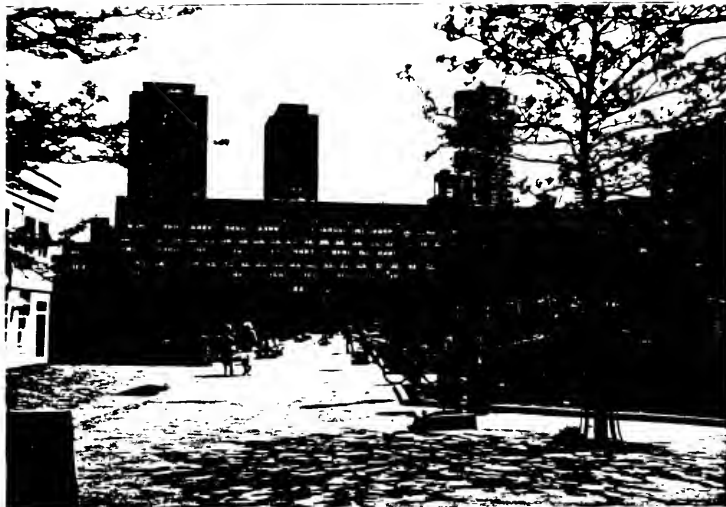
SCALE  
0 20 40 60 80







SITE NO.

**Site Photograph 1**

View along promenade  
beside harbor to left  
and grassed area along  
right.

**Site Photograph 2**

Main entrance from  
Atlantic Avenue with  
statue of Columbus at  
far end.

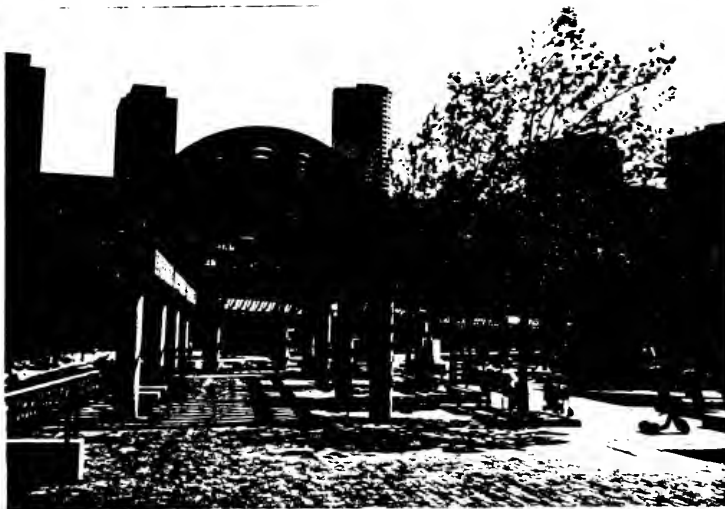
**Site Photograph 3**

Area for dog use. Also  
shows mature shrub  
planting.





SITE NO.

**Site Photograph 4**

Wisteria pergola.

**Site Photograph 5**

Shade tree planting with seating. Trees planted close enough to create a complete canopy overhead-- shades and cools paved surface, improves growing conditions.

**Site Photograph 6**

Wheel chair ramp in foreground. Grassed bank oriented towards harbor.





SITE NO



**Site Photograph 7**

Area under construction--  
future rose garden.



**Site Photograph 8**

Fountain surrounded by  
trees. Stonedust  
walking surface.



**Site Photograph 9**

Playground-- timber  
climbing structure  
with nautical character.



Neighborhood: Central (North End)  
Site Name: Columbus Park  
Location: Atlantic Avenue  
Acreage: 4.3 A  
Site Type: Multi-Purpose Park

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**Site Description:**

Columbus Park is an irregularly shaped park with several distinct areas. It abuts Atlantic Avenue on the north and west, the Harbor on the east and a hotel on the south. There is a large paved plaza along the harbor edge. Lush plantings frame numerous sitting areas. A monumental wisteria-covered pergola is the focal element of the park. A play structure is located in the northern park edge and a rose garden is being constructed at the western edge of the site. Surrounding land uses are commercial and residential.

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**Condition Assessments:**

Almost every standard park-built element in this park is in good to excellent condition. A few lights and a bench need repair. The plantings are almost all in good condition. Two trees need to be removed. Some small areas of shrub plantings need replanting. The grass is in fair condition and needs increased maintenance to sustain the heavy use it receives. The play structure is in fair to good condition, and needs replacement of missing parts.

---

**Major Site Issues:**

Prominently situated along the water in a popular neighborhood for visitors and residents alike, Columbus Park is a special and important gathering place. It serves not only as a place of passive recreation but also as a public space that symbolizes a unique section of the City and an immigrant legacy. It receives a great deal of use and while it appears fairly well maintained, increased maintenance of shrub and grass areas as well as litter pick up is needed. In general, it has aged well under heavy use. The rose garden under construction is part of the park's original design.



DRA

Neighborhood: Central (North End)

Site Name: Columbus Park

No.: C(N)-2

Location: Atlantic Avenue

Acreage: 4.3 A

Site Type: Multi-Purpose Park

Site Description:

Columbus Park is an irregularly shaped park with several distinct areas. It abuts Atlantic Avenue on the north and west, the Harbor on the east and a hotel on the south. There is a large paved plaza along the harbor edge. Lush plantings frame numerous sitting areas. A monumental wisteria-covered pergola is the focal element of the park. A play structure is located in the northern park edge and a rose garden is being constructed at the western edge of the site. Surrounding land uses are commercial and residential.

Condition Assessments:

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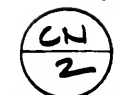
Major Site Issues:

Prominently situated along the water in a popular neighborhood for visitors and residents alike, Columbus Park is a special and important gathering place. It serves not only as a place of passive recreation but also as a public space that symbolizes a unique section of the City and an immigrant legacy. It receives a great deal of use and while it appears fairly well maintained, increased maintenance of shrub and grass areas as well as litter pick up is needed. In general, it has aged well under heavy use. The rose garden under construction is part of the park's original design.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	good - drives, permeable - grassed area along back wall
USE OF PLANT MATERIALS	Amorpha, willow, etc., fountain, statuary, glass, rhodod.
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	well planted w/ variety of plants, a playground to east side.
BARRIER FREE DESIGN	well designed for handicap accessibility
DRAINAGE CONDITION	adequate
DESIGN-RELATED MAINTENANCE ISSUES	
VANDALISM	very little some graffiti, but not too much
VACANT PARCEL TO SOUTH, EAST	
VISIBILITY AND SAFETY:	No
VISIBILITY INTO SPACE	limited by shrub plantings, changed in elevation
VISIBILITY OUT FROM SPACE	
HIDDEN CORNERS IN SPACE	No
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	wooded benches, billiard buildings, steps, water features etc - good
SPORTS FACILITIES	No
PLAYGROUNDS	play structures & sand surface good
BUILDINGS	
NATURAL PARK ELEMENTS	tree, shrubs good grass, needs improvement

PRIMARY SITE ISSUES:

- 1. All improved tourist & Boston neighborhood park very close to very dense urban area, becoming more use, and how it's kept in condition.
- 2. Play area needs improvement of many parts.
- 3. Play area needs improvement of many parts.
- 4. Play area needs improvement of many parts.
- 5. Play area needs improvement of many parts.
- 6. Play area needs improvement of many parts.
- 7. Play area needs improvement of many parts.
- 8. Play area needs improvement of many parts.
- 9. Play area needs improvement of many parts.
- 10. Play area needs improvement of many parts.




 SITE NO.



	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	ADUQATE # INR FILL SKINNED INFELD SODDED INFELD STONE DUST METAL GRASS OTHER % COVERAGE EXCELLENT GOOD FAIR POOR UNUSABLE UNRETABLE (SNOW) WOOLY LOCATED EVENLY ALIGNED VANDALISM LIGHTING PRESENT TEAR SEATING SPRING PRESENT FENCING PRESENT				
BASKETBALL:					
SURFACE					
BACKBOARD/HOOP					
TENNIS:					
BANGBOARD					
FENCING					
SURFACE					
NET POLES					
UTHER COURT:					
BASEBALL:					
BACKSTOP					
INFELD					
OUTFIELD					
LITTLE LEAGUE:					
BACKSTOP					
INFELD					
OUTFIELD					
SOFTBALL:					
BACKSTOP					
INFELD					
OUTFIELD					
FOOTBALL: FIELD					
SOCCER: FIELD					
UTHER FIELD:					
OTHER					



**CN**  
**2**  
**SITE NO.**

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNAVAILABLE
VEHICULAR CIRCULATION	UNAVAILABLE	BIT. CONCRETE	UNAVAILABLE(SNOW)	CONCRETE	STONE DUST
PEDESTRIAN ACCESS	OTHER PAV.	WELL ORGANIZED	DESIGNATED	ORGANIZED	ORGANIZED
VEHICULAR ACCESS	OTHER PAV.	WELL ORGANIZED	DESIGNATED	ORGANIZED	ORGANIZED
MAINTENANCE ACCESS	OTHER PAV.	WELL ORGANIZED	DESIGNATED	ORGANIZED	ORGANIZED
ACCESS CONTROL:	OTHER PAV.	WELL ORGANIZED	DESIGNATED	ORGANIZED	ORGANIZED



# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS



SITE NO

QUANTITY	CONDITION	LOCATION	MISC.
EXISTS			
QUANTITY			
EXACT COUNT			
ESTIMATED COUNT			
MAINTENANCE			
REMOVAL			
# COVERAGE			
UNAVAILABLE (SNOW)			
WELL LOCATED			
POORLY LOCATED			
APPROPRIATE			
DIFFICULT TO FIND			
NOT IDENTIFIABLE			
OTHER			
TREES			
SHRUBS			
TURF			
GROUND COVER			
FLOWER BEDS			
GROUND			
CONTAINER			
WEED SPECIES			
WOODS			
PONDS			
STREAMS			
SPECIAL ECOLOGICAL FEATURE/AREA			







# CITY OF BOSTON PARK EVALUATION

CN  
3

SITE NC

Neighborhood: CENTRAL (NORTH END)

Site Name: COPPS HILL TERRACE

Site Type: Mall

Location: COMMERCIAL & CHARTER

Acreage: 0.6A

Evaluation Team: SF & PBT

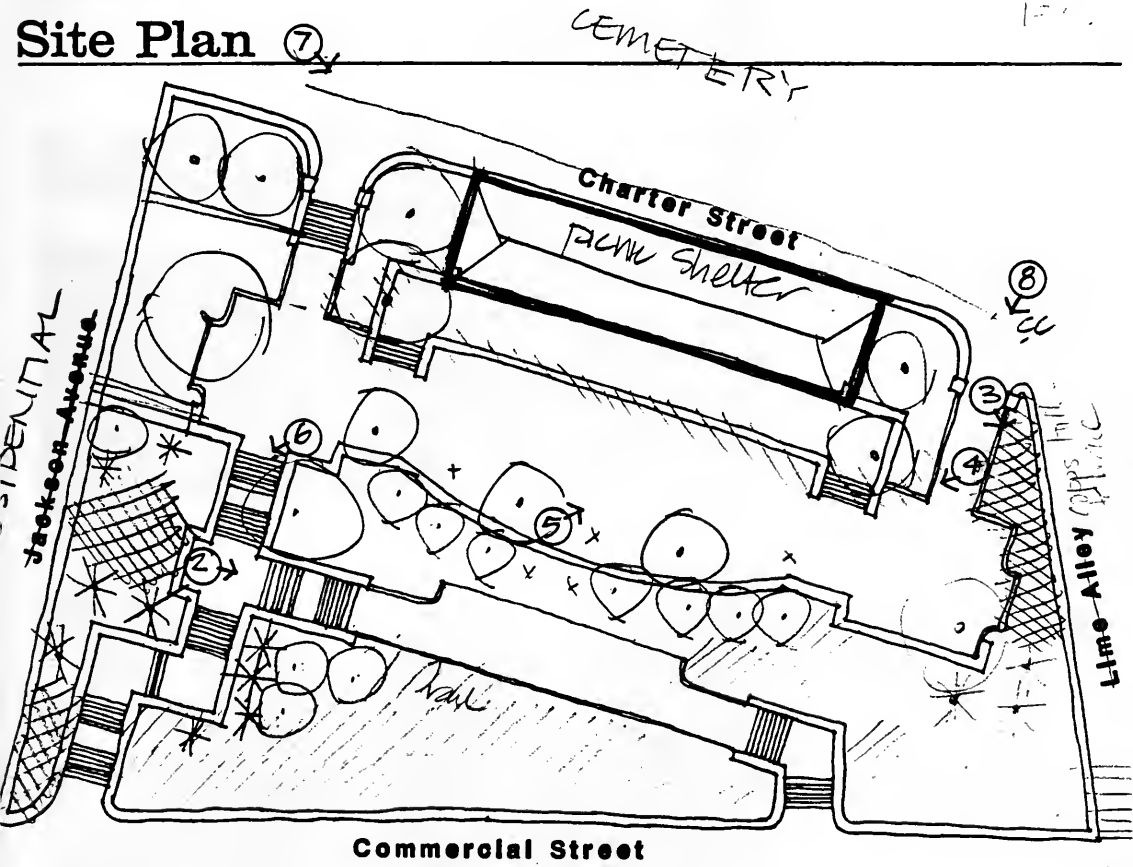
Weather Conditions:

Evaluation Date: 5.18.87

Sunny

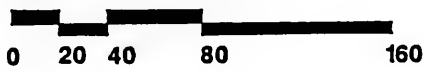
Surrounding Land Uses: Residential, Cemetery, Play fields

## Site Plan ⑦



- KEY
- //// grass
  - XXXX woods
  - cc curb cut
  - x missing trees.

SCALE







SITE NO.

**Site Photograph 4**

Upper level terraced area for sitting. Graffiti on sidewalk, weeds.

**Site Photograph 5**

Picnic shelter in state of disrepair. All game tables in unusable condition.

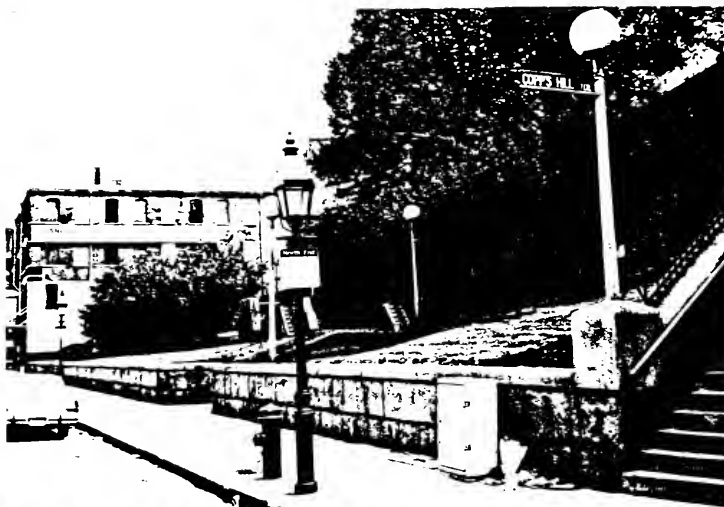
**Site Photograph 6**

Planting area in need of improved maintenance.

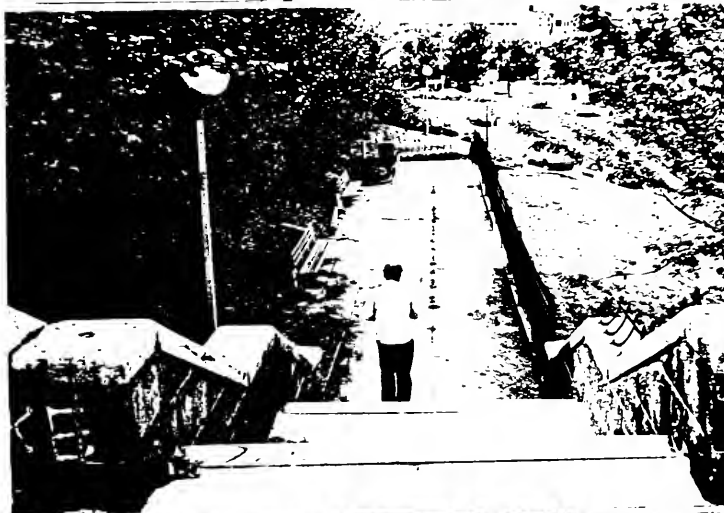




SITE NO.

**Site Photograph 1**

Edge of park along Commercial Street showing good granite wall with granite cap. Cherry trees and mature Lindens above contribute greatly to the character of this park.

**Site Photograph 2**

View of walkway along back of first level. Pavement needs sweeping, removal and replacement of broken lamp post between benches.

**Site Photograph 3**

Weed trees at right and herbaceous weeds need removal.





**Site Photograph 7**

View of shelter from Charter Street. In need of complete renovation.



**Site Photograph 8**

Entrance from Charter Street, poor location for mail box. Weed trees need removal. Shows excellent view of harbor from this site.

**Site Photograph 9**



Neighborhood: ~~Central~~ North End ✓  
Site Name: Copps Hill Terrace  
Location: Commercial and Charter Streets  
Acreage: 0.6 A  
Site Type: Mall

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**Site Description:**

Copps Hill Terrace is a trapezoidal site consisting of a series of terraces facing northeast that offers views of Charlestown and Boston Harbor. The western edge of the park along Charter Street is enclosed with a high stone wall and arcade structure. There are large linden trees shading benches and game tables on the upper and largest terrace. A series of stairs and smaller landings is laid out along the eastern edge of the park leading to Commercial Street. Housing abuts the park on the north and south. There is a graveyard across the street from the park on the south and another park across the street on the north.

---

**Condition Assessments:**

All standard park-built elements including walls and stairs are in good condition except for the shelter building which has been burned and is in need of renovation. Most of the plantings are in good condition, however guy wires have not been removed from the trees. Some areas of grass are in poor condition, although most are in fair condition. There are numerous trees that have seeded themselves into the park and need to be removed.

---

**Major Site Issues:**

Copps Hill Terrace is an exceptionally well designed and built park. However, vandalism and inadequate maintenance have caused the park to deteriorate and to present an uncared for and abandoned appearance. Poor visibility into the site may account for the level of vandalism evident on site. The plantings in the park need rejuvenation, including replanting in some areas and removal of weed trees. Maintenance should focus on ensuring the survival of the large existing trees.



Neighborhood: Central (North End)  
Site Name: Copps Hill Terrace  
Location: Commercial and Charter Streets  
Acreage: 0.6 A Site Type: Mall

No.: C(N)-3

Site Description:

Copps Hill Terrace is a trapezoidal site consisting of a series of terraces facing northeast that offers views of Charlestown and Boston Harbor. The western edge of the park along Charter Street is enclosed with a high stone wall and arcade structure. There are large linden trees shading benches and game tables on the upper and largest terrace. A series of stairs and smaller landings is laid out along the eastern edge of the park leading to Commercial Street. Housing abuts the park on the north and south. There is a graveyard across the street from the park on the south and another park across the street on the north.

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# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

  
SITE NO.

DESIGN CONSIDERATIONS:	7	A lot constructed & paved on an irregular lot with a parking space for 2 vehicles of which 1 is a handicap space.
LAYOUT/ORGANIZATION OF SPACE		Shade trees - Handicap lot
USE OF PLANT MATERIALS		
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD		
BARRIER FREE DESIGN		Constructed to be a level slope in park area with a ramp.
DRAINAGE CONDITION		
DESIGN-RELATED MAINTENANCE ISSUES		Gas station across street is difficult to get to
VANDALISM		Graffiti, broken glass - tables, trash
VACANT PARCEL TO SOUTH, EAST		
VISIBILITY AND SAFETY:		
VISIBILITY INTO SPACE	3	Limited by clouds of building & wall around
VISIBILITY OUT FROM SPACE	3	edge
HIDDEN CORNERS IN SPACE		
CONDITION ASSESSMENTS:		
STANDARD PARK BUILT ELEMENTS		With pavement, handbagged, gravelled & unsuitable
SPORTS FACILITIES		
PLAYGROUNDS		
BUILDINGS		Grass - grass - grass - wall around
NATURAL PARK ELEMENTS		NO.

PRIMARY SITE ISSUES:

- 1. Accessibility - Access of building, removed as west. Street trees, regular removal of building & grass.
- 2. Appearance - tree poor & planted too closely to cherry tree.
- 3. Condition - wall, grass, & vegetation along, wall, etc.
- 4. Facilities - not suitable for use along, wall, etc.



[illegible]



# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES



SITE NO.

	QUANTITY		MATERIALS		CONDITION										LOCATION		MISC.							
	ADAPTABLE #	INADEQUATE #	SKINNED INFIELD	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURATED	WELL LOCATED	POORLY LOCATED	ADVERSE EFFECTS	AVOIDANCE OF	LIGHTING	TEAM SEATING	SPRING	FENCING PRESENT	
BASKETBALL:																								
SURFACE																								
BACKBOARD/HOOP																								
TENNIS:																								
BANGBOARD																								
FENCING																								
SURFACE																								
NET POLES																								
OTHER COURT:																								
BASEBALL:																								
BACKSTOP																								
INFIELD																								
OUTFIELD																								
LITTLE LEAGUE:																								
BACKSTOP																								
INFIELD																								
OUTFIELD																								
SOFTBALL:																								
BACKSTOP																								
INFIELD																								
OUTFIELD																								
FOOTBALL: FIELD																								
SOCCER: FIELD																								
OTHER FIELD:																								
OTHER:																								

COURTS

FIELDS



# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

ACCESS, CIRCULATION  
AND PARKING

CN  
3

SITE NO.

P.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
BUILDINGS	1	WOOD	EXCELLENT	APPROXIMATELY	
PLAYGROUNDS	1	CONCRETE	GOOD	APPROXIMATELY	
RECREATION	1	ASPHALT	POOR	APPROXIMATELY	
RESTROOM	1	WOOD	EXCELLENT	APPROXIMATELY	
STORAGE	1	CONCRETE	GOOD	APPROXIMATELY	
OTHER	1	WOOD	EXCELLENT	APPROXIMATELY	
PLAYGROUNDS (GENERAL)	1	CONCRETE	GOOD	APPROXIMATELY	
EQUIPMENT:	1	CONCRETE	GOOD	APPROXIMATELY	
SURFACE	1	CONCRETE	GOOD	APPROXIMATELY	
EDGING	1	CONCRETE	GOOD	APPROXIMATELY	
FENCING	1	CONCRETE	GOOD	APPROXIMATELY	
AGE DISTRIBUTION:	1	CONCRETE	GOOD	APPROXIMATELY	

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	CONCRETE	ORGANIZED	ACCESSIBLE	APPROXIMATELY
VEHICULAR CIRCULATION	GOOD	CONCRETE	ORGANIZED	ACCESSIBLE	APPROXIMATELY
PEDESTRIAN ACCESS	FAIR	CONCRETE	ORGANIZED	ACCESSIBLE	APPROXIMATELY
VEHICULAR ACCESS	POOR	CONCRETE	ORGANIZED	ACCESSIBLE	APPROXIMATELY
MAINTENANCE ACCESS	UNUSABLE	CONCRETE	ORGANIZED	ACCESSIBLE	APPROXIMATELY
ACCESS CONTROL:	UNUSABLE	CONCRETE	ORGANIZED	ACCESSIBLE	APPROXIMATELY



## NATURAL PARK ELEMENTS

**SITE NO**



	QUANTITY	CONDITION	LOCATION	MISC
TREES	31	31	31	MISSING 1000
SHRUBS				
TURF				
GROUND COVER				
FLOWER BEDS				
GROUND				
CONTAINER				
WEED SPECIES				
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				







# CITY OF BOSTON PARK EVALUATION



SITE NO.

Neighborhood: CENTRAL (North End)

Site Name: CUTILLO PLAYGROUND

Site Type: Playlot

Location: MORTON & STILLMAN

Acreage: 0.29A

Evaluation Team: SF & BH

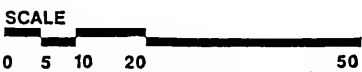
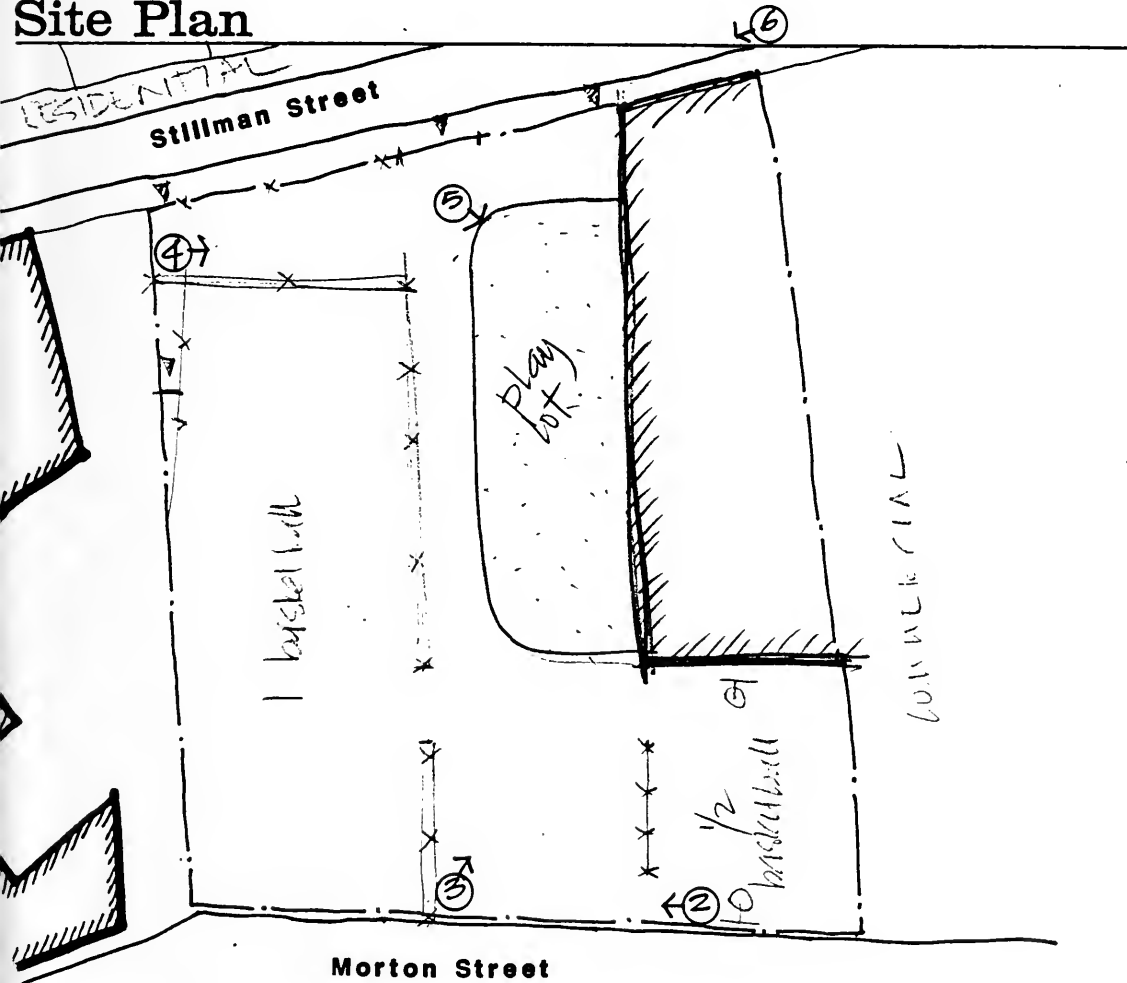
Weather Conditions:

Evaluation Date: 5.18.87

Sunny

Surrounding Land Uses: Residential, Commercial

## Site Plan







SITE NO.

**Site Photograph 1**

View down Morton Street shows hidden character of park location. Chain link fence pulled back.

**Site Photograph 2**

Extreme vandalism-- benches destroyed, graffiti-covered walls, trash and weeds.

**Site Photograph 3**

Play area-- equipment shows numerous safety problems and missing parts. Safety surface very poor. Graffiti-covered walls dominate character of site.





SITE NO.

**Site Photograph 4**

Entirely paved passive  
use area--  
inappropriately used  
as parking.

**Site Photograph 5**

Play surface very poor--  
trash, weeds, and  
animal waste.

**Site Photograph 6**

Stillman Street edge  
of park dominated by  
chain link fence.



Neighborhood: ~~Central~~ (North End) ✓  
Site Name: Cutillo Playground  
Location: Morton and Stillman Streets  
Acreage: 0.29 A  
Site Type: Playlot

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**Site Description:**

Cutillo Playground is a somewhat square site near the Southeast Expressway between Stillman Street on the north and Morton Street on the south. The park is bordered by the walls of abutting residences on the east and west. The park is entirely paved except for a sand-surfaced playground area in the eastern third of the site. A sitting area is located along Stillman Street. There is a basketball court along the west edge of the park abutting Morton Street. At the far south-eastern corner there are two basketball backboards. The park is surrounded by chain-link fencing. Surrounding land uses are residential and commercial.

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**Condition Assessments:**

As a whole, this park is in extremely deteriorated condition. The play structures are unusable. The sand surface has been extensively used as a dog run. The pavement of the basketball courts is in poor to unusable condition, and one backboard needs replacement. The walks are covered with graffiti. The fencing is in fair to poor condition. Renovations to the park are scheduled by the City.

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**Major Site Issues:**

Cutillo Playground is extraordinarily bleak, inhospitable and deteriorated. At present, it is barely functional. It is a small park in a densely developed area, and most likely experiences heavy use. It also has limited road frontage and visibility, making it more susceptible to vandalism. Once renovated, continuous upkeep will be necessary to maintain this park in good working condition.

There are no plants in the park, which greatly adds to its barren character. Since the park is entirely paved and it is open to northwest winds, it provides a very inhospitable place for plants. Planned renovations to the park include the addition of trees. Care should be taken to provide adequate porous surface around the plantings to aid water and oxygen intake and root respiration. Species selection should be appropriate for the specific environmental conditions, especially the drying winds.



DR

Neighborhood: Central (North End)

Site Name: Cutillo Playground

No.: C(N)-4

Location: Morton and Stillman Streets

Acreage: 0.29 A Site Type: Playlot

**Site Description:** Cutillo Playground is a somewhat square site near the Southeast Expressway between Stillman Street on the north and Morton Street on the south. The park is bordered by the walls of abutting residences on the east and west. The park is entirely paved except for a sand-surfaced playground area in the eastern third of the site. A sitting area is located along Stillman Street. There is a basketball court along the west edge of the park abutting Morton Street. At the far southeastern corner there are two basketball backboards. The park is surrounded by chain link fencing. Surrounding land uses are residential and commercial.

**Condition Assessments:** As a whole, this park is in extremely deteriorated condition. The play structures are unusable. The sand surface has been extensively used as a dog run. The pavement of the basketball courts is in poor to unusable condition, and one backboard needs replacement. The walks are covered with graffiti. The fencing is in fair to poor condition. Renovations to the park are scheduled by the City.

**Major Site Issues:** Cutillo Playground is extraordinarily bleak, inhospitable and deteriorated. At present, it is barely functional. It is a small park in a densely developed area, and most likely experiences heavy use. It also has limited road frontage and visibility, making it more susceptible to vandalism. Once renovated, continuous upkeep will be necessary to maintain this park in good working condition.

There are no plants in the park, which greatly adds to its barren character. Since the park is entirely paved and it is open to northwest winds, it provides a very inhospitable place for plants. Planned renovations to the park include the addition of trees. Care should be taken to provide adequate porous surface around the plantings to aid water and oxygen intake and root respiration. Species selection should consider the specific environmental conditions encountered, especially the drying winds.



# SITE SUMMARY



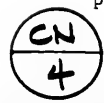
p. 3

DESIGN CONSIDERATIONS:	Very richly planted, water reflecting effect
LAYOUT/ORGANIZATION OF SPACE	None
USE OF PLANT MATERIALS	None
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	None
BARRIER FREE DESIGN	No concrete space, paved
DRAINAGE CONDITION	adaptable
DESIGN-RELATED MAINTENANCE ISSUES	existing wall, walk, play space, no concrete paving done
VANDALISM	No
VACANT PARCEL TO SOUTH, EAST	
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	limited street balance, 1/2 basketball court can be visible
VISIBILITY OUT FROM SPACE	screened by bushes
HIDDEN CORNERS IN SPACE	-
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	none back paved area, lights, trash can
SPORTS FACILITIES	1/2 basketball park, no concrete
PLAYGROUNDS	adaptable
BUILDINGS	-
NATURAL PARK ELEMENTS	None
PRIMARY SITE ISSUES:	
1. Very dense urban area, therefore, very difficult gaining environment for new plant collection available. Soil hard, no, stone	
2. Open lot at corner of 10th & 11th St. Exposure, none	
3. Noise - from 10th St. due to 2-3 mile old highway	
4. Visibility - from 10th St. due to 2-3 mile old highway	
5. Recreation - built in park, site not likely, but are susceptible	
6. Pollution - from 10th St. highway, is imperative to prevent	



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS



SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
BENCHES, PARK	5	AMOUNT	EXCELLENT	ADJACENT	
BICYCLE RACKS	1	ADJACENT #	GOOD	ADJACENT	
BLEACHERS	1	CONCRETE	GOOD	ADJACENT	
BOLLARDS	1	WOOD	GOOD	ADJACENT	
CATCHBASINS	2	WOOD & CONCRETE	GOOD	ADJACENT	
CURBS	1	WOOD	GOOD	ADJACENT	
DRINKING FOUNTAINS	1	WOOD & CONCRETE	GOOD	ADJACENT	
DUMPSTERS	1	WOOD	GOOD	ADJACENT	
FENCES	1	WOOD	GOOD	ADJACENT	
GAME TABLES	1	WOOD	GOOD	ADJACENT	
LIGHTING	1	WOOD	GOOD	ADJACENT	
PEDESTRIAN:	2	WOOD	GOOD	ADJACENT	
PARKING/ROAD:	1	WOOD	GOOD	ADJACENT	
SPORTS	1	WOOD	GOOD	ADJACENT	
MONUMENTS	1	WOOD	GOOD	ADJACENT	
PICNIC TABLES	1	WOOD	GOOD	ADJACENT	
RAILINGS	1	WOOD	GOOD	ADJACENT	
RAMPS	1	WOOD	GOOD	ADJACENT	
SERVICE GATES	1	WOOD	GOOD	ADJACENT	
SIGNS, ENTRY	1	WOOD	GOOD	ADJACENT	
STAIRS	1	WOOD	GOOD	ADJACENT	
TRASH RECEPTACLES: 55 841	1	WOOD	GOOD	ADJACENT	
WALLS	1	WOOD	GOOD	ADJACENT	
WATER FEATURES	1	WOOD	GOOD	ADJACENT	
OTHER	1	WOOD	GOOD	ADJACENT	

some sections pulled down





**SITE NO.**

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	AMOUNT INADUATE # ADEQUATE # SKINNED INFIELD SODDED INFIELD STONE DUST ASPHALT METAL GRASS OTHER % COVERAGE EXCELLENT GOOD FAIR POOR UNUSABLE WELL LOCATED (SNOW) POORLY LOCATED APPROXIMATE ADDRESS LIGHTING OR LANDSCAPE TREES PLANTING FENCING PRESENT YEAR SEATING SEATING OF FENCING PRESENT				
COURTS	BASKETBALL:   + 2 1/2 cmt				X
	SURFACE				X
	BACKBOARD/HOOP	4	2   1 1/2 ds	X	
	TENNIS:				
	LANGBOARD				
	FENCING				
	SURFACE				
	NET POLES				
	OTHER COURT:				
	BASEBALL:				
	BACKSTOP				
	INFIELD				
	OUTFIELD				
	LITTLE LEAGUE:				
	BACKSTOP				
	INFIELD				
	OUTFIELD				
	SOFTBALL:				
	BACKSTOP				
	INFIELD				
	OUTFIELD				
	FOOTBALL: FIELD				
	SOCCER: FIELD				
	OTHER FIELD:				
	OTHER:				



# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

ACCESS, CIRCULATION  
AND PARKING

CN  
4

SITE NO.

QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
BUILDINGS	WOOD	EXCELLENT	SEATING PRESENT	STARTLY IDENT
PLAYGROUNDS	METAL & WOOD	GOOD	FENCING PRESENT	SEATING PRESENT
RECREATION	CONCRETE	POOR	APPROX. ADEQUATE	SEATING PRESENT
RESTROOM	SAND	POOR	POORLY LOCATED	SEATING PRESENT
STORAGE	ASPHALT	POOR	WELL LOCATED	SEATING PRESENT
OTHER	OTHER	POOR	UNUSABLE	SEATING PRESENT
PLAYGROUNDS (GENERAL)	31	4		
EQUIPMENT: 30 number				
1 tv camera				
SURFACE				
EDGING				
FENCING				
AGE DISTRIBUTION:				

exposed roots, - bark rot  
 missing plants  
 scattered  
 missing plants  
 scattered  
 scattered  
 scattered  
 low, glassy  
 animal waste  
 in sand

SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
EXCELLENT	WELL ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
GOOD	ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
FAIR	ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
POOR	ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
UNUSABLE	ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
UNAVAILABLE (SNOW)	ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
BT. CONCRETE	ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
STONE DIST.	ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
OTHER	ORGANIZED	RESPONDS TO	ACCESS UNAVAILABLE	PARKING ADEQUATE
PEDESTRIAN CIRCULATION				
VEHICULAR CIRCULATION				
PEDESTRIAN ACCESS				
VEHICULAR ACCESS				
MAINTENANCE ACCESS				
ACCESS CONTROL: None				



# CITY OF BOSTON PARK EVALUATION

## NATURAL PARK ELEMENTS

SITE NO.

[illegible]







# CITY OF BOSTON PARK EVALUATION

CN  
5

SITE NO

Neighborhood: CENTRAL (NORTH END)

Site Name: DeFILIPPO PLAYGROUND

Location: SNOW HILL

Evaluation Team: SF JBT

Evaluation Date: 5.19.87

Surrounding Land Uses: Residential, parking garage

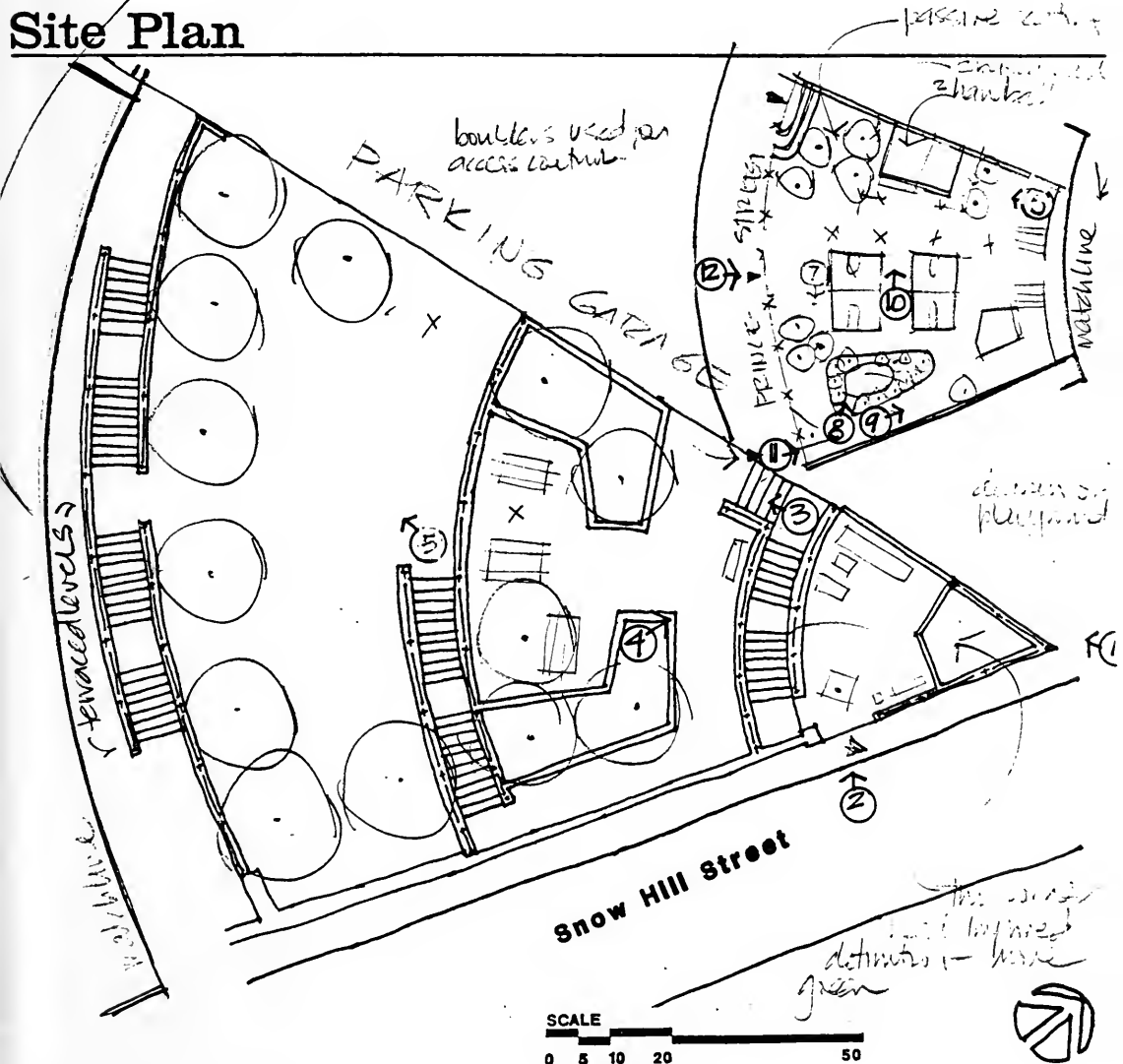
Site Type: Playlot

Acreage: 1.13A

Weather Conditions:

Sunny

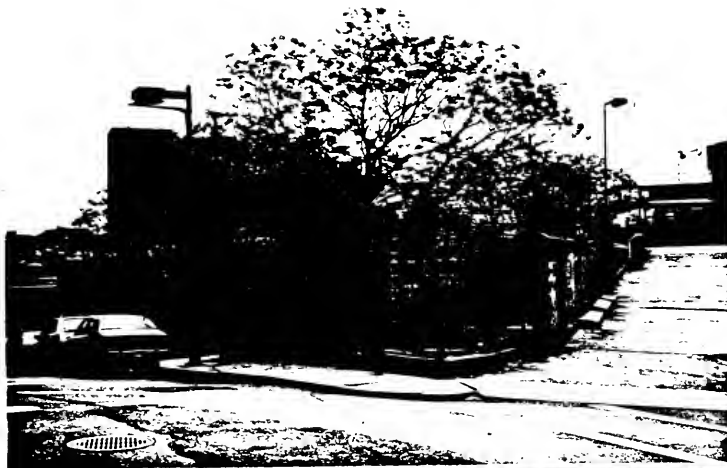
## Site Plan







SITE NO.

**Site Photograph 1**

Entrance to park at top of Snow Hill Street. Trees create park-like presence but park corner unfriendly and bleak.

**Site Photograph 2**

Upper level sitting area-- graffiti and litter make park extremely uninviting.

**Site Photograph 3**

Piles of trash. Weeds in planting beds.





SITE NO.



**Site Photograph 4**

Trash, graffiti,  
broken benches.



**Site Photograph 5**

Glass swept into piles,  
but not picked up.



**Site Photograph 6**

Shaded sitting area--  
Norway Maples doing  
well despite limited  
growing space.





**Site Photograph 7**

View across basketball courts. Area of grass a refreshing contrast to paved surface.



**Site Photograph 8**

Play area-- no equipment left.



**Site Photograph 9**

Broken benches, graffiti on walls. Fencing along top of wall unnecessary.





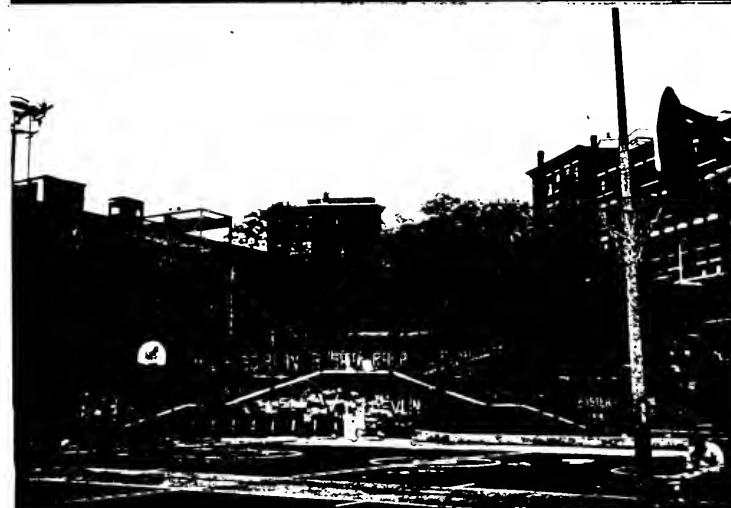
**Site Photograph 10**

Graffiti on handball court wall.



**Site Photograph 11**

Entrance from Prince Street. Granite curbing used as vehicular access control, makes pedestrian access difficult, and contributes to unkempt park character.



**Site Photograph 12**

Graffiti on wall dominates character of site.



Neighborhood: Central (North End)

Site Name: De Filippo Playground

No.: C(N)-5

Location: Snow Hill Street

Acres: 1.13 A Site Type: Playlot

Site Description:

De Filippo Playground is a triangular site terraced from Snow Hill Street on the east to Prince Street on the west. The park abuts a parking garage on the north. Residences abut the park on the other edges. The lower third of the park is developed for active play with basketball and handball courts. This area also functions for stickball and other sports play. Two areas, which probably once were used as playgrounds, are located in the southern area of the lower terrace. The upper third of the park consists of a series of stairs and terraces stepping up to Snow Hill Street. There are benches, picnic tables and shade trees on the terraces. Surrounding land uses are residential and commercial.

Condition Assessments:

The standard park built elements are mostly in fair condition. Some benches and sections of fence are in poor condition and need repair. The courts, except for one basketball backboard which needs a new rim, are all in good condition although badly defaced with graffiti. The trees and grass are mostly in fair condition.

Major Site Issues:

Although De Filippo Playground is well designed and constructed, poor maintenance and vandalism have caused deterioration and the unsightly appearance of the park. With a major renovation effort, including cleaning of the walls which are positive decorative elements of the space, the park could be inviting and functional. The six foot steel picket fence along the stairs and terrace is excessively high and gives a cage-like quality to the park. Playground structures for young children should be considered. Additional plantings would greatly enhance the park and soften what is now an inordinately hard-surfaced space.

The access control structure at Snow Hill Street needs to be repaired and the stone barriers removed from the entrance.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

no signage & picnic spots

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	difficult site will maneuver by traversing if sloped area
USE OF PLANT MATERIALS	low. planted in level side at base of hill
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	these well used as shade trees. some areas excessively paved though
BARRIER FREE DESIGN	not accessible, 2 advance w/ steps, are blocked by boulders
DRAINAGE CONDITION	adequate
DESIGN-RELATED MAINTENANCE ISSUES	
VANDALISM	graffiti broken glass, broken benches
VACANT PARCEL TO SOUTH, EAST	No
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	limited by traversing if sloped area
VISIBILITY OUT FROM SPACE	
HIDDEN CORNERS IN SPACE	No
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	Walls, fence, benches, pavement fair beyond
SPORTS FACILITIES	2 basketball, 2 handball good
PLAYGROUNDS	unsuitable - no equipment
BUILDINGS	-
NATURAL PARK ELEMENTS	tree good.

## PRIMARY SITE ISSUES:

- ☒ Vandalism - graffiti, broken glass & broken benches have an overall negative presence in the park. Inadequate maintenance in addition, contributed to making the park very broken. There are no most areas feel especially on the fenced levels
- ☒ Fencing obstructs the walls, along the top, is excessively high
- ☒ Park surrounded by brick walls, shrub plantings, concrete, walls, volume then.
- ☒ Public contributes a lot of sound, this in turn, will destroy the pleasant & clean up of park level (anyway, convenient). Maintaining to keep it from becoming a little bit more.



STANDARD PARK  
BUILT ELEMENTS



	QUANTITY	MATERIALS	CONDITION	LOCATION MISC.
BENCHES, PARK	2	AMOUNT ADEQUATE # INADAPTE # CONCRETE WOOD WOOD & CONCRETE METAL STONE BRICK CHAIN LINK BLT. CHAIN OTHER CONCRETE EXCELLENT GOOD FAIR POOR UNUSABLE UNSATURATED (SNOW) WELL LOCATED POORLY LOCATED IN APPROPRIATE PLACE EVIDENCE OF MONUMENT	X	marked bench.
BICYCLE RACKS	1			
BLEACHERS				
BOLLARDS	2			
CATCHBASINS	7			
CURBS				
DRINKING FOUNTAINS	2			
DUMPSTERS	1			
FENCES STEEL PICKET	1			SAME SECTION OF MAIN FENCE AND DIFFERENT
GAME TABLES	1			
LIGHTING				
PEDESTRIAN :				
PARKING /ROAD :	1			
SPORTS	2			
MONUMENTS				
PICNIC TABLES	3			
RAILINGS				
RAMP	1			
SERVICE GATES	1			
SIGNS, ENTRY	1			
STAIRS	1			
TRASH RECEPTACLES : 5948	1			Main sewer area covered by wall etc.
WALLS				
WATER FEATURES				
OTHER				



SITE NO.

QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
2	AMOUNT			
	INADEQUATE #			
	APPROPRIATE #			
	SKINNED INFIELD			
	SODDED INFIELD			
	STONE DUST			
	ASPHALT			
	METAL			
	GRASS			
	OTHER			
	% COVERAGE			
	EXCELLENT			
	GOOD			
	FAIR			
	POOR			
	UNUSABLE			
	WELL LOCATED			
	POORLY LOCATED			
	APPROPRIATE			
	EVACUATED			
	DAMAGE TO			
	LIGHTING			
	TEAM SEATING			
	SEATING			
	FENCING			
	BANGBOARD			
	TENNIS:			
	BACKBOARD/HOOP			
	SURFACE			
	BASKETBALL:			
2	AMOUNT			
	INADEQUATE #			
	APPROPRIATE #			
	SKINNED INFIELD			
	SODDED INFIELD			
	STONE DUST			
	ASPHALT			
	METAL			
	GRASS			
	OTHER			
	% COVERAGE			
	EXCELLENT			
	GOOD			
	FAIR			
	POOR			
	UNUSABLE			
	WELL LOCATED			
	POORLY LOCATED			
	APPROPRIATE			
	EVACUATED			
	DAMAGE TO			
	LIGHTING			
	TEAM SEATING			
	SEATING			
	FENCING			
	BANGBOARD			
	TENNIS:			
	BACKBOARD/HOOP			
	SURFACE			
	BASKETBALL:			
2	AMOUNT			
	INADEQUATE #			
	APPROPRIATE #			
	SKINNED INFIELD			
	SODDED INFIELD			
	STONE DUST			
	ASPHALT			
	METAL			
	GRASS			
	OTHER			
	% COVERAGE			
	EXCELLENT			
	GOOD			
	FAIR			
	POOR			
	UNUSABLE			
	WELL LOCATED			
	POORLY LOCATED			
	APPROPRIATE			
	EVACUATED			
	DAMAGE TO			
	LIGHTING			
	TEAM SEATING			
	SEATING			
	FENCING			
	BANGBOARD			
	TENNIS:			
	BACKBOARD/HOOP			
	SURFACE			
	BASKETBALL:			
2	AMOUNT			
	INADEQUATE #			
	APPROPRIATE #			
	SKINNED INFIELD			
	SODDED INFIELD			
	STONE DUST			
	ASPHALT			
	METAL			
	GRASS			
	OTHER			
	% COVERAGE			
	EXCELLENT			
	GOOD			
	FAIR			
	POOR			
	UNUSABLE			
	WELL LOCATED			
	POORLY LOCATED			
	APPROPRIATE			
	EVACUATED			
	DAMAGE TO			
	LIGHTING			



	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
VEHICULAR CIRCULATION	UNUSABLE	BIT. CONCRETE	CONCRETE	STONE LEAST	OTHER
PEDESTRIAN ACCESS	WELL ORGANIZED	DESIGNATED	ORANGE LINES	RESERVATION	CONDS TO
VEHICULAR ACCESS	ACCESSED	ACCESSED	ACCESSED	ACCESSED	ACCESSED
MAINTENANCE ACCESS	ACCESSED	ACCESSED	ACCESSED	ACCESSED	ACCESSED
ACCESS CONTROL:	ACCESSED	ACCESSED	ACCESSED	ACCESSED	ACCESSED



## NATURAL PARK ELEMENTS



**SITE NO**

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	3	WELL LOCATED	APPROXIMATELY	
SHRUBS	3	WELL LOCATED	APPROXIMATELY	
TURF	3	WELL LOCATED	APPROXIMATELY	
GROUND COVER	3	WELL LOCATED	APPROXIMATELY	
FLOWER BEDS	3	WELL LOCATED	APPROXIMATELY	
GROUND	3	WELL LOCATED	APPROXIMATELY	
CONTAINER	3	WELL LOCATED	APPROXIMATELY	
WEED SPECIES	3	WELL LOCATED	APPROXIMATELY	
WOODS	3	WELL LOCATED	APPROXIMATELY	
PONDS	3	WELL LOCATED	APPROXIMATELY	
STREAMS	3	WELL LOCATED	APPROXIMATELY	
SPECIAL ECOLOGICAL FEATURE/AREA	3	WELL LOCATED	APPROXIMATELY	







# CITY OF BOSTON PARK EVALUATION



SITE NO

Neighborhood: CENTRAL (NORTH END)

Site Name: LANGONE PARK

Location: COMMERCIAL

Evaluation Team: SF & BTH

Evaluation Date: 5.18.87

Surrounding Land Uses: harbor, skating rink, park,  
commercial & residential

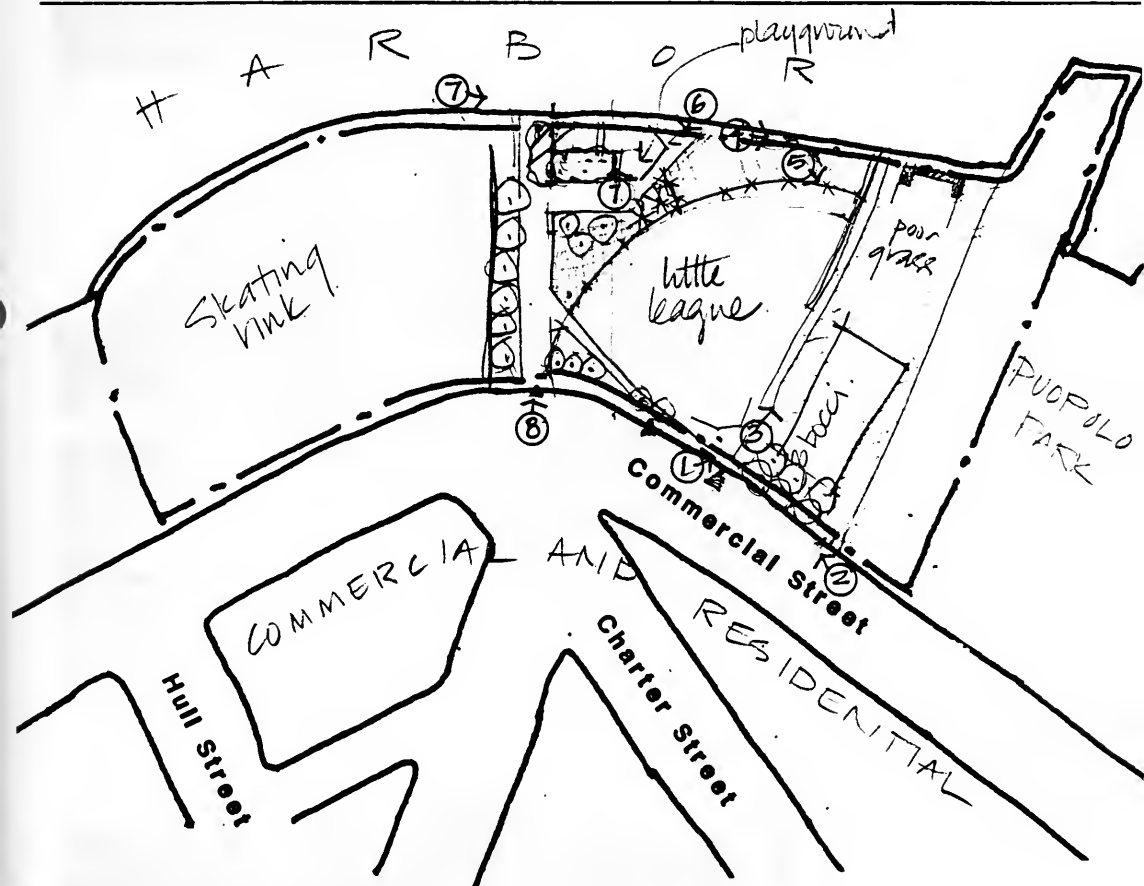
Site Type: Playlot

Acreage: 2.1 A

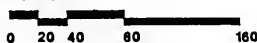
Weather Conditions:

Sunny

## Site Plan



SCALE







SITE NO.

**Site Photograph 1**

Bocci courts.

**Site Photograph 2**

Tree planting good along street edge. Haphazard placement of granite curbing visually detracts from edge.

**Site Photograph 3**

Grassed area around bocci courts very poor. Shows good view of harbor.





**Site Photograph 7**

Evidence of fire in play area. Play structure in poor condition.



**Site Photograph 8**

Variety of plant materials by playground.



**Site Photograph 9**

Shade and flowering trees mark entrance into park.

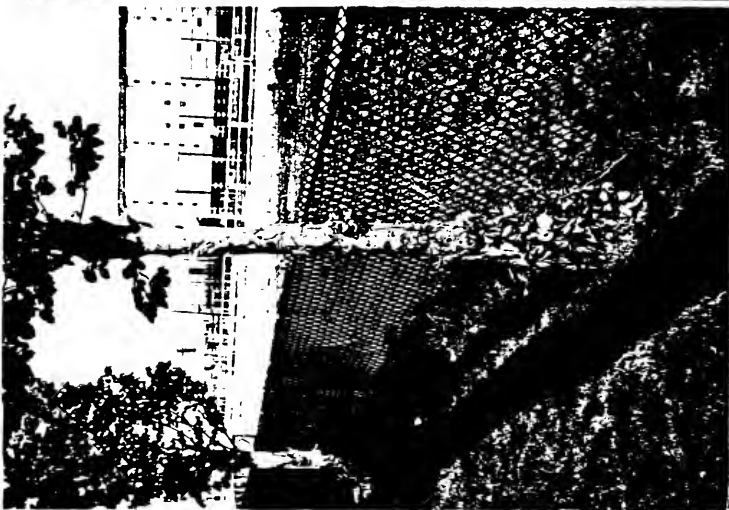




SITE NO.

**Site Photograph 4**

Promenade along  
waterfront with granite  
sitting wall.

**Site Photograph 5**

Vandalism to tree.

**Site Photograph 6**

Entry into play area.  
Berming and tree massing  
help to screen play area  
from wind.



Neighborhood: ~~Central~~ (North End)  
Site Name: Langone Park  
Location: Commercial Street  
Acreage: 2.1 A  
Site Type: Playlot

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**Site Description:**

Langone Park is an elongated site adjacent to Commercial Street on the south. To the north the site looks out to the Harbor and Charlestown Navy Yard. A skating rink abuts the park on the west and Puopolo Park abuts it on the east. A harbor walk runs along the water's edge and a playground and adjacent sitting area is on the western park edge. The center of the site is occupied by a little league field with low concrete bleachers around the infield. There are bocci courts at the eastern end of the park enclosed with granite seat walls. The path system and sitting areas are well provided with evergreen, flowering and shade trees. Very few plants remain of an original shrub planting. Surrounding land uses are commercial, residential and recreational.

---

**Condition Assessments:**

Although there is a great deal of graffiti, most of the standard park-built elements are in good condition. All pedestrian lights are gone and some vandalism to trash receptacles is evident. The bocci courts and little league field are basically in good condition, except for the turf which is worn in places. The soil is compacted.

The playground is in fair to poor condition and requires major repair work. Several areas of the structure have been burned. The trees are generally in good condition. The remaining shrubs are in fair condition and need improved maintenance. The grass is in fair to poor condition.

---

**Major Site Issues:**

Langone Park has well integrated active play facilities with an inviting and attractive passive landscape along the water's edge. Park edges not adjacent to play facilities are richly planted. Although most structures are sound, a great amount of vandalism gives a deteriorated and uninviting appearance to the park. This is heightened by random placement of blocks of stone to prevent vehicular access into the park. An access control gate and guardrails would resolve the problem. The playground is subject to considerable vandalism and needs major repair and renovation.

Further development of the east section of the park linking it to Puopolo park should be a priority.



Neighborhood: Central (North End)  
Site Name: Langone Park  
Location: Commercial Street  
Acreage: 2.1 A Site Type: Playlot

No.: C(N)-8

**Site Description:** Langone Park is a elongated site adjacent to Commercial Street on the south. To the north the site looks out to the Harbor and Charlestown Navy Yard. A skating rink abuts the park on the west and Puopolo Park abuts it on the east. There is a harbor walk along the water's edge and a playground and adjacent sitting area on the western park edge. The center of the site is occupied by a little league field with low concrete bleachers around the infield. There are bocci courts at the eastern end of the park enclosed with granite seat walls. The path system and sitting areas are well provided with evergreen, flowering and shade trees. Very few plants remain of an original shrub planting. Surrounding land uses are commercial, residential and recreational.

**Condition Assessments:** Although there is a great deal of graffiti, most of the standard park built elements are in good condition. All pedestrian lights are gone and some vandalism to trash receptacles is evident. The bocci courts and little league field are basically in good condition, except for the turf which is worn in places. The soil is compacted.

The playground is in fair to poor condition and requires major repair work. Several areas of the structure have been burned. The trees are generally in good condition. The remaining shrubs are in fair condition and need improved maintenance. The grass is in fair to poor condition.

**Major Site Issues:** Langone Park has well integrated active play facilities with an inviting and attractive passive landscape along the water's edge. Park edges not adjacent to play facilities are richly planted. Although most structures are sound, a great amount of vandalism gives a deteriorated and uninviting appearance to the park. This is heightened by random placement of blocks of stone to prevent vehicular access into the park. An access control gate and guardrails would resolve the problem. The playground is subject to considerable vandalism and needs major repair and renovation.

Advantage has not been taken to connect this site with Puopolo Park, and further development of the east section of the park linking it to Puopolo on the east should be a priority.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY

CN  
8

SITE NO.

DESIGN CONSIDERATIONS:	7	across from street to water front - field with bocce, hillside area & playground & many other features for seating
LAYOUT/ORGANIZATION OF SPACE	7	flat - some plants, small, wooded
USE OF PLANT MATERIALS		
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD		
BARRIER FREE DESIGN		
DRAINAGE CONDITION		
DESIGN-RELATED MAINTENANCE ISSUES	7	wood trap between backstop fence. wall of little league field, quality building - benches, play structure, benches, etc.
VANDALISM		
VACANT PARCEL TO SOUTH, EAST		
VISIBILITY AND SAFETY:		
VISIBILITY INTO SPACE	3	limited by steep size of space, vegetation, & wood wall, backstop
VISIBILITY OUT FROM SPACE		
HIDDEN CORNERS IN SPACE		No
CONDITION ASSESSMENTS:		
STANDARD PARK BUILT ELEMENTS		wall, railings, etc. - good, granite seating good. lighting variable
SPORTS FACILITIES		little league, & bocce good
PLAYGROUNDS		badly vandalized - in need of repair & maintenance.
BUILDINGS		
NATURAL PARK ELEMENTS		almost none - shrubs, grass

## PRIMARY SITE ISSUES:

1. Vandalism - burning, and much graffiti on stone work, stone grades
2. Active playground of stone to present value, area - 15
3. Inactive playground of stone to present value, area - 15
4. Bad - broken stone, broken stone, sand, etc.
5. Bad - broken stone, broken stone, sand, etc.
6. Bad - broken stone, broken stone, sand, etc.
7. Bad - broken stone, broken stone, sand, etc.



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

CN  
8

SITE NO.

	MATERIALS										CONDITION	LOCATION	MISC.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
	AMOUNT	ADEQUATE #	INADEQUATE #	WOOD	CONCRETE	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
BENCHES, PARK	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

some graffiti & burning

graffiti

smashed

needs repair

smashed

concrete & metal - no graffiti  
graffiti



# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

CN  
8

SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
	ADEQUATE #	INADEQUATE #	ADEQUATE #	INADEQUATE #	INADEQUATE #
	SKINNED INFIELD	SODDED INFIELD	STONE DUST	METAL	GRASS
	OTHER STONE	% COVERAGE	EXCELLENT	GOOD	FAIR
	POOR	UNUSABLE	WELL LOCATED	POORLY LOCATED	EVIDENCE OF
	ADVANCE OF	TRAILING	TEAR PRESENT	SEALING PRESENT	FENCING PRESENT
BASKETBALL:					
SURFACE					
BACKBOARD/HOOP					
TENNIS:					
BANGBOARD					
FENCING					
SURFACE					
NET POLES					
OTHER COURT: Bocce	3				Some graffiti
BASEBALL:					
BACKSTOP					
INFIELD					
OUTFIELD					
LITTLE LEAGUE:					
BACKSTOP					
INFIELD					
OUTFIELD					
SOFTBALL:					
BACKSTOP					
INFIELD					
OUTFIELD					
FOOTBALL: FIELD					
SOCCER: FIELD					
OTHER FIELD:					
OTHER FACILITY:					



**SITE NO.**

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE
VEHICULAR CIRCULATION	GOOD	FAIR	POOR	UNUSABLE	UNSATISFACTORY(SLOW)
PEDESTRIAN ACCESS	GOOD	FAIR	POOR	UNUSABLE	UNSATISFACTORY(SLOW)
VEHICULAR ACCESS	GOOD	FAIR	POOR	UNUSABLE	UNSATISFACTORY(SLOW)
MAINTENANCE ACCESS	GOOD	FAIR	POOR	UNUSABLE	UNSATISFACTORY(SLOW)
ACCESS CONTROL:	GOOD	FAIR	POOR	UNUSABLE	UNSATISFACTORY(SLOW)



## NATURAL PARK ELEMENTS

SITE NO

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	26	EXISTS		
SHRUBS	05	EXISTS		
TURF	27	EXISTS		
GROUND COVER		EXISTS		
FLOWER BEDS		EXISTS		
GROUND		EXISTS		
CONTAINER		EXISTS		
WEED SPECIES		EXISTS		
WOODS		EXISTS		
PONDS		EXISTS		
STREAMS		EXISTS		
SPECIAL ECOLOGICAL FEATURE/AREA		EXISTS		







# CITY OF BOSTON PARK EVALUATION

CN  
9

SITE NO

Neighborhood: CENTRAL (NORTH END)

Site Name: POLKAL PLAYGROUND

Site Type: Playlot

Location: NORTH BENNETT & PRINCE

Acreage: 0.4A

Evaluation Team: CF & BHT

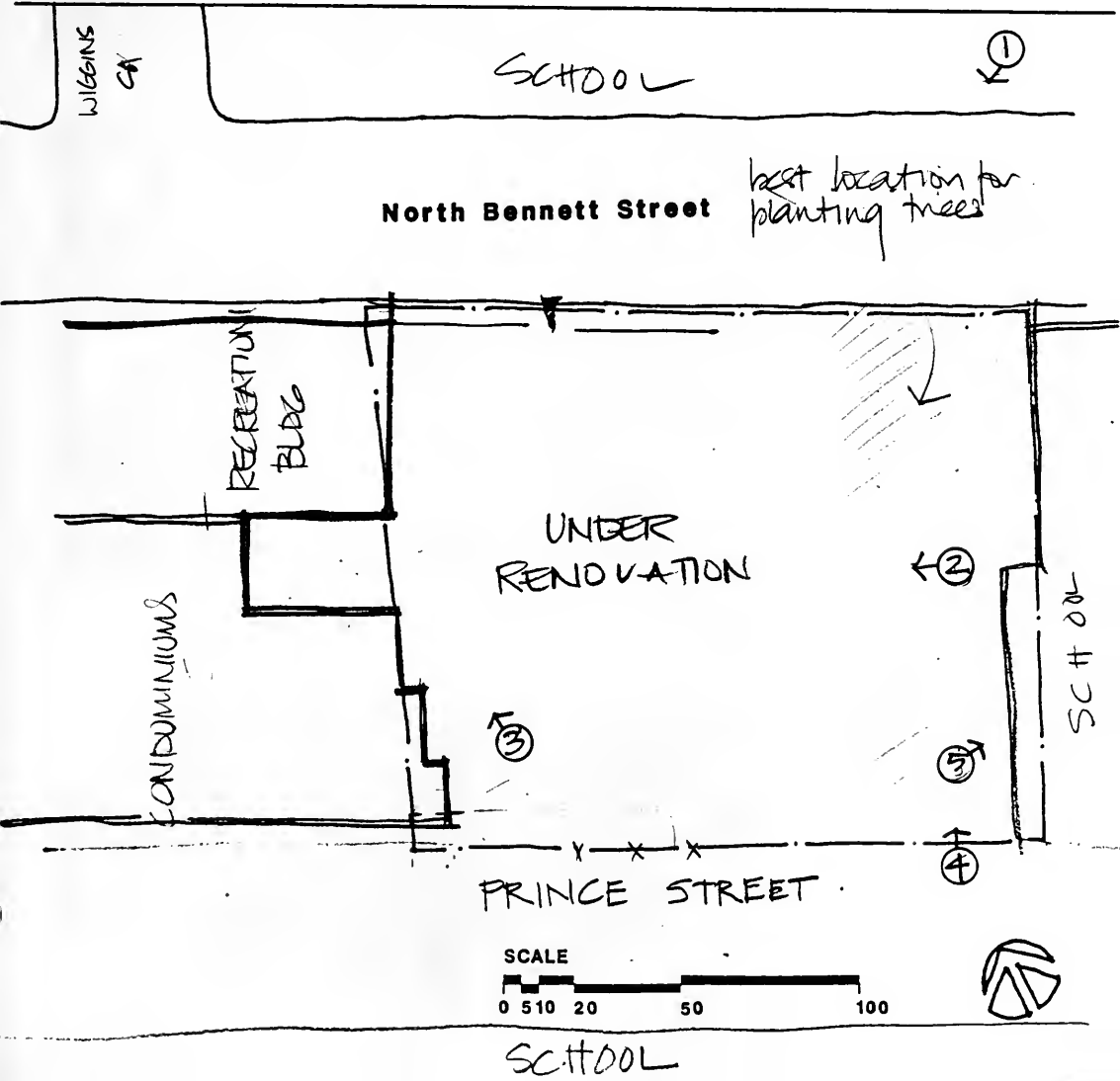
Weather Conditions:

Evaluation Date: 5.18.87

Sunny

Surrounding Land Uses: Schools, Residential

## Site Plan



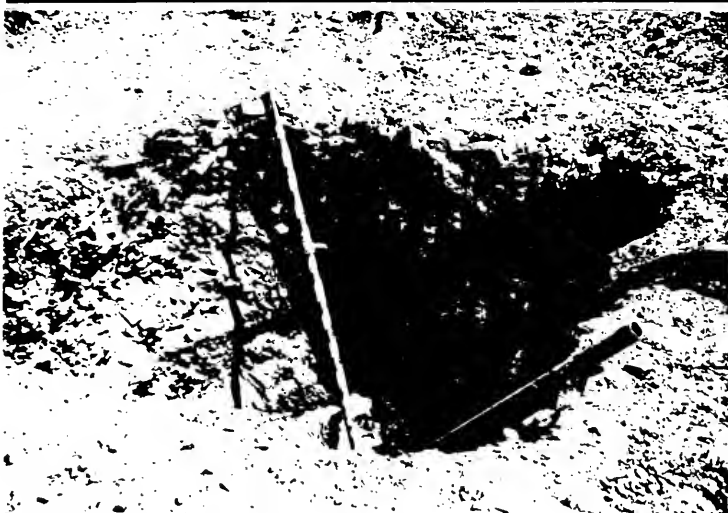




SITE NO.

**Site Photograph 1**

View into site--  
currently under  
construction.

**Site Photograph 2****Site Photograph 3**

Layers of rubble in  
subsoil provide a  
difficult growing  
environment for plants.





Site Photograph 4



Site Photograph 5

Graffiti is a problem  
in this neighborhood.

Site Photograph 6



Neighborhood: Central (North End)  
Site Name: Polcari Playground  
Location: North Bennett Street  
Acreage: 0.4 A  
Site Type: Playlot

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**Site Description:**

Polcari Playground is a small, somewhat rectangular site between North Bennett Street on the north and Prince Street on the south. A City of Boston recreation building abuts the park along the northwest edge and a former school building, now redeveloped as condominiums, abut it on the southwest. Apartment buildings abut the park on the east. The site is undergoing complete reconstruction. Remains of a steel picket fence edge the North Bennett Street sidewalk.

---

**Condition Assessments:**

The site is entirely disturbed by reconstruction. The steel picket fence is in fair to poor condition.

---

**Major Site Issues:**

Because Polcari Playground is in a densely built neighborhood, it is subject to severe reflected heat off adjacent buildings and pavement. Plantings in the park will have to withstand these conditions as well poor rubble soil. It is important that design consider plant locations to provide a good rooting environment that will ensure survival. This small park area is likely to receive heavy use, and design should consider protective measures for plants.



# DRAFT

Neighborhood: Central (North End)

Site Name: Polcari Playground

No.: C(N)-9

Location: North Bennett Street

Acreage: 0.4 A

Site Type: Playlot

## Site Description:

Polcari Playground is a small, somewhat rectangular site between North Bennett Street on the north and Prince Street on the south. A City of Boston gymnasium building abuts the park along the northwest edge and a former school building, now redeveloped as condominiums, on the southwest. Apartment buildings abut the park on the east. The site is undergoing complete reconstruction. Remains of a steel picket fence edge the North Bennett Street sidewalk.

## Condition Assessments:

The site is entirely disturbed by reconstruction. The steel picket fence is in fair to poor condition.

## Major Site Issues:

Because Polcari Playground is in a densely built neighborhood, it is subject to severe reflected heat off adjacent buildings and pavement. Plantings in the park will have to withstand these conditions as well poor rubble soil. It is important that design consider plant locations to provide a good rooting environment that will ensure survival. This small park area is likely to receive heavy use, and design should consider protective measures for plants.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

DESIGN CONSIDERATIONS:	
LAYOUT/ORGANIZATION OF SPACE	- Currently under renovation
USE OF PLANT MATERIALS	None
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	?
DRAINAGE CONDITION	?
DESIGN-RELATED MAINTENANCE ISSUES	-
VANDALISM	graffiti on walls
VACANT PARCEL TO SOUTH, EAST	-
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	3 good, except for indented area to west of site
VISIBILITY OUT FROM SPACE	3
HIDDEN CORNERS IN SPACE	
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	-
SPORTS FACILITIES	-
PLAYGROUNDS	-
BUILDINGS	-
NATURAL PARK ELEMENTS	-

## PRIMARY SITE ISSUES:

1 Potentially severe microclimatic conditions as site is surrounded by buildings & pavement - to receive water in sun  
2 Plantings - Trees should be located on eastern side of site, where climatic conditions are less extreme. Shadow patterns must be understood for successful planting of shrubs



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS



P. 6

SITE NO.

	QUANTITY										MATERIALS										CONDITION										LOCATION	MISC.
	AMOUNT	ADEQUATE #	INADEQUATE #	CONCRETE	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN	BILT. CONCRETE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROXIMATE	BY PERCENT OF										
BENCHES, PARK	1																															
BICYCLE RACKS	1																															
BLEACHERS																																
BOLLARDS																																
CATCHBASINS	1																															
CURBS																																
DRINKING FOUNTAINS																																
DUMPSTERS	1																															
FENCES IRON PICKET																																
GAME TABLES	1																															
LIGHTING																																
PEDESTRIAN:	1																															
PARKING/ROAD:																																
SPORTS																																
MONUMENTS																																
PICNIC TABLES																																
RAILINGS																																
RAMPS																																
SERVICE GATES																																
SIGNS, ENTRY	2																															
STAIRS																																
TRASH RECEPTACLES:																																
WALLS																																
WATER FEATURES																																
OTHER																																

being removed



[illegible]



# CITY OF BOSTON PARK EVALUATION

BUILDINGS AND  
PLAYGROUNDS

ACCESS, CIRCULATION  
AND PARKING

CN  
9

SITE NO.

QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
RECREATION	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
RESTROOM	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
STORAGE	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
OTHER	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
PLAYGROUNDS (GENERAL)	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
EQUIPMENT:	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
SURFACE	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
EDGING	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
FENCING	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
AGE DISTRIBUTION:	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT

SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
VEHICULAR CIRCULATION	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
PEDESTRIAN ACCESS	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
VEHICULAR ACCESS	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
MAINTENANCE ACCESS	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT
ACCESS CONTROL:	WOOD	GOOD	SEATING PRESENT	SAFETY PRESENT



# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS



SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	EXISTS	QUANTITY	EXACT COUNT	
SHRUBS	MAINTENANCE	ESTIMATED COUNT		
TURF	REMOVAL	COVERAGE	UNRATABLE	
GROUND COVER		WELL LOCATED	POORLY LOCATED	
FLOWER BEDS			APPROPRIATENESS	
GROUND			ENVIRONMENTAL QUALITY	
CONTAINER			WILDLIFE	
WEED SPECIES				
WOODS				
PONDS				
STREAMS				
SPECIAL ECOLOGICAL FEATURE/AREA				







# CITY OF BOSTON PARK EVALUATION



SITE NO

Neighborhood: CENTRAL (NORTH END)

Site Name: PUPOLO PLAYGROUND

Site Type: Playground

Location: COMMERCIAL

Acreage: 4.81 A

Evaluation Team: CAF & PTH

Weather Conditions:

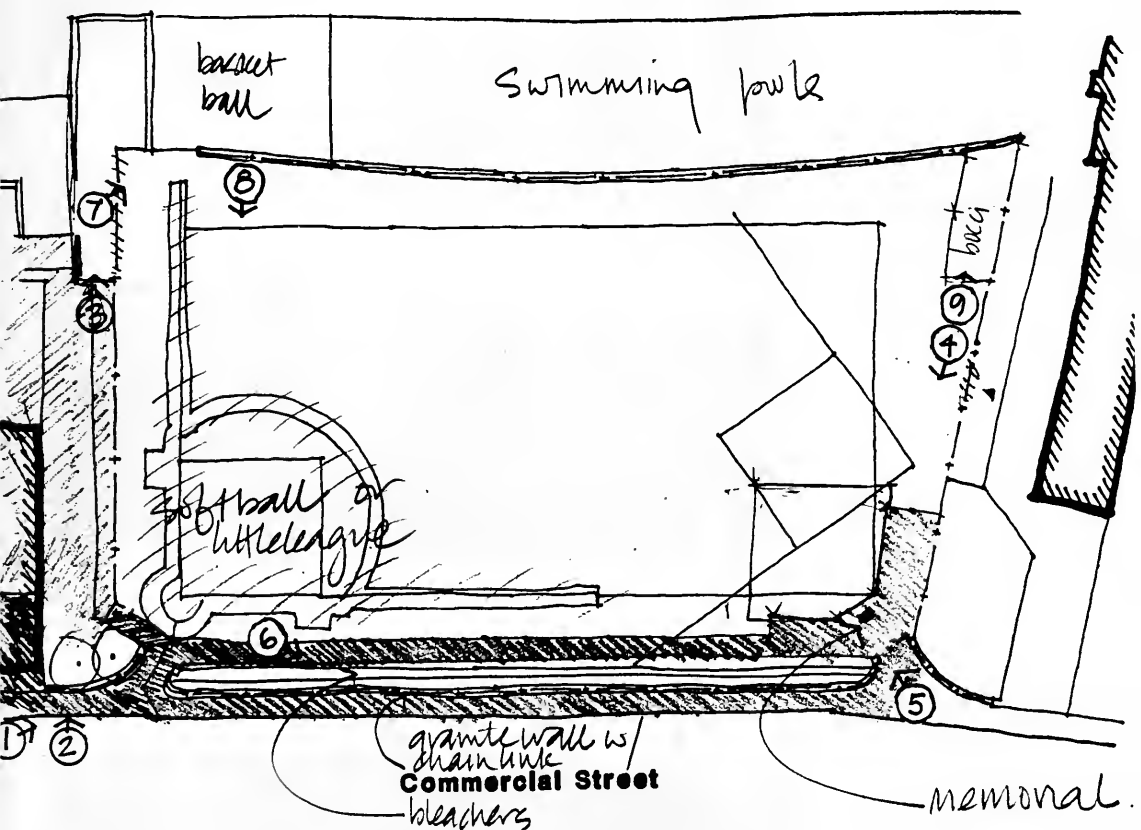
Evaluation Date: 5.19.87

Sunny

Surrounding Land Uses: Harbor, Park

## Site Plan

H A R B O R



SCALE  
0 10 20 50 100





SITE NO.

**Site Photograph 1**

Entry to park from Commercial Street-- shows good stone wall with capstone missing at left. Also the only two trees of the park.

**Site Photograph 2**

Western edge of park. Grass poor.

**Site Photograph 3**

Remnant dock at waterfront. Fencing in very poor condition-- a potential safety problem and negative visual appearance.





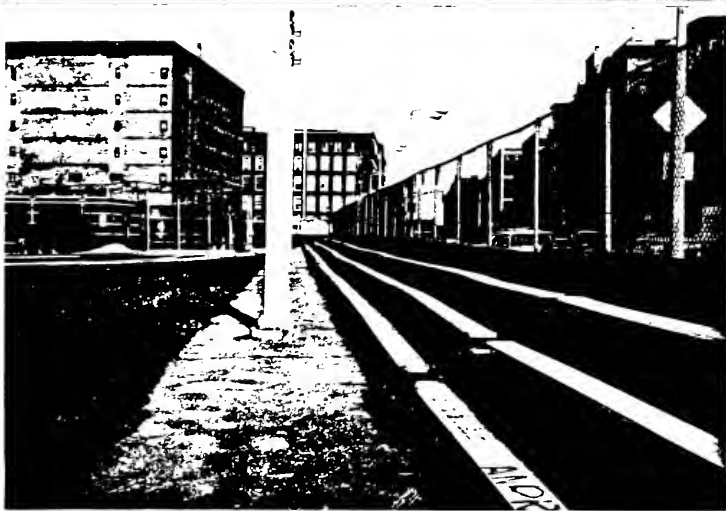
SITE NO.

**Site Photograph 4**

Condition of fence and weed growth along base very poor. Infield mix located in area of pedestrian access.

**Site Photograph 5**

Entrance to park with memorial.

**Site Photograph 6**

Bleachers.





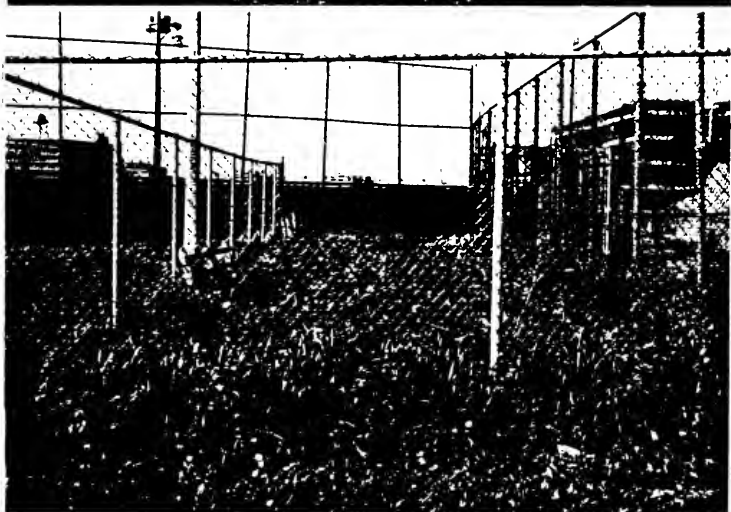
**Site Photograph 7**

Basketball court in poor condition. In foreground a pile of chain link fence with weeds.



**Site Photograph 8**

Softball infield with bleachers behind. Condition of outfield very poor.



**Site Photograph 9**

Bocci court-- unusable and unsightly.



Neighborhood: Central (North End)

Site Name: Puopolo Playground

Location: Commercial Street

Acreage: 4.81 A

Site Type: Playground

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**Site Description:**

Puopolo Playground is a rectangular site located on the north side of Commercial Street. The park abuts Boston Harbor and Mirabella Pool to the north. Langone Park abuts the site to the west. The park is developed with little league/softball fields located at the Commercial Street edge. Long concrete bleachers and a cut granite wall are located along the street edge. Basketball Courts are located at the northwest edge of the park adjacent to the harbor. There is a bocci court at the northeast corner. There are two trees located at the west entry to the park.

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**Condition Assessments:**

The wall and most fencing is in fair condition. The basketball court is deteriorated, and the two ballfields are in poor condition. The concrete bleachers are in fair to poor condition. The bocci court is unusable.

---

**Major Site Issues:**

Puopolo Playground, with its beautiful water views and finely made stone wall, has enormous potential to be an attractive park that can serve active and passive recreational needs. Scheduled renovations will greatly improve what is presently a very deteriorated park. The planned addition of trees will alleviate the barren quality of the site. Linkage with adjacent Langone Park would offer the opportunity to expand the park with more passive use areas.



Neighborhood: Central (North End)

Site Name: Puopolo Playground

No.: C(N)-10

Location: Commercial Street

Acreage: 4.81 A

Site Type: Playground

Site Description:

Puopolo Playground is a rectangular site located on the north side of Commercial Street. The park abuts Boston Harbor and City of Boston pool facilities to the north. Langone Park abuts the site to the west and there is a City of Boston bathhouse to the east. The park is developed with little league/softball fields located at the Commercial Street edge. Long concrete bleachers and a cut granite wall are located along the street edge. Basketball Courts are located at the northwest edge of the park adjacent to the Harbor. There is a bocci court at the northeast corner. There are two trees located at the west entry to the park.

Condition Assessments:

The wall and most fencing is in fair condition. The basketball court is deteriorated, and the two ballfields are in poor condition. The concrete bleachers are in fair to poor condition. The bocci court is unusable. Renovations to the park are planned by the City.

Major Site Issues:

Puopolo Playground with its beautiful water views and finely made stone wall, has enormous potential to be an attractive park that can serve active and passive recreational needs. Scheduled renovations will greatly improve what is presently a very deteriorated park. The planned addition of trees will alleviate the barren quality of the site. Linkage with adjacent Langone Park would offer the opportunity to expand the park with more passive use areas.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

DESIGN CONSIDERATIONS:	2 little league fields oriented toward water tower w/ adjacent above commercial - backed by granite wall.
LAYOUT/ORGANIZATION OF SPACE	Unrated by 2 trees at one entrance to
USE OF PLANT MATERIALS	
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD	
BARRIER FREE DESIGN	adequate paved access along front of building.
DRAINAGE CONDITION	
DESIGN-RELATED MAINTENANCE ISSUES	poor condition on conc steps to prevent weed growth
VANDALISM	graffiti on granite wall
VACANT PARCEL TO SOUTH, EAST	No
VISIBILITY AND SAFETY:	
VISIBILITY INTO SPACE	good
VISIBILITY OUT FROM SPACE	good
HIDDEN CORNERS IN SPACE	None
CONDITION ASSESSMENTS:	
STANDARD PARK BUILT ELEMENTS	Paving & wall along building - adequate
SPORTS FACILITIES	2 little league fields - poor, but usable
PLAYGROUNDS	
BUILDINGS	
NATURAL PARK ELEMENTS	1-20 good grass field

PRIMARY SITE ISSUES:

- 1. Park needs restoration - current field is developed w/ little league w/ paving of remaining space and landscaping - 2 little league trees.
- 2. Field must be renovated -- if not added by community or renovated.
- 3. Stone wall along commercial strip very nice. Needs cleaning.
- 4. Fence along water front - unsafe & unsightly



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

CH  
10

SITE NO.

	QUANTITY				MATERIALS										CONDITION				LOCATION		MISC.			
	AMOUNT	INADEQUATE #	INDEQUATE	CONCRETE	WOOD	WOOD & CONCRETE	METAL	STONE	BRICK	CHAIN LINK	VINYL CHAIN	BIT. CONCRETE	OTHER	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNSATURABLE (SNOW)	POORLY LOCATED		APPROX. LOCATED	INAPPROPRIATE	LANDSCAPE
BENCHES, PARK	4																							
BICYCLE RACKS	1																							
BLEACHERS	1																							
BOLLARDS	1																							
CATCHBASINS	1																							
CURBS	1																							
DRINKING FOUNTAINS	1																							
DUMPSTERS	1																							
FENCES	1																							
GAME TABLES	1																							
LIGHTING	1																							
PEDESTRIAN:	1																							
PARKING/ROAD:	1																							
SPORTS	7																							
MONUMENTS	1																							
PICNIC TABLES	1																							
RAILINGS	1																							
RAMPS	1																							
SERVICE GATES	1																							
SIGNS, ENTRY	2																							
STAIRS	1																							
TRASH RECEPTACLES: 5251	1																							
WALLS	1																							
WATER FEATURES	1																							
OTHER	1																							

concrete is deteriorating in many areas

old fence deteriorating in places

Some sections need repair



# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES



SITE NO.

	QUANTITY		MATERIALS		CONDITION		LOCATION		MISC.																	
	AMOUNT	ADAPTABLE	INADEQUATE #	ADAPTABLE #	SKINNED	INFILLED	STONE DUST	ASPHALT		METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	UNRATABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROXIMATELY LOCATED	ADVANCE OF	AVAILABILITY	TEAR RIPPING	SPOTTING
BASKETBALL:																										
SURFACE																										
BACKBOARD/HOOP																										
TENNIS:																										
BANBOARD																										
FENCING																										
SURFACE																										
NET POLES																										
OTHER COURT: Bocce 1	1																									
BASEBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
LITTLE LEAGUE:																										
BACKSTOP	2																									
INFIELD																										
OUTFIELD																										
SOFTBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
FOOTBALL: FIELD																										
SOCCER: FIELD																										
OTHER FIELD:																										
OTHER:																										

COURTS

FIELDS

grass very poor  
gran-pine  
soil compacted

bullet holes

very poor



# CITY OF BOSTON PARK EVALUATION

 BUILDINGS AND  
PLAYGROUNDS

 ACCESS, CIRCULATION  
AND PARKING

 CN  
10

SITE NO.

	QUANTITY	MATERIALS	CONDITION	LOCATION	MISC.
BUILDINGS	# BUILDINGS/PLAYGROUNDS				
	ADEQUATE #				
	INADEQUATE #				
	WOOD				
	METAL				
PLAYGROUNDS	WOOD				
	METAL & WOOD				
	CONCRETE				
	SAND				
	ASPHALT				
PLAYGROUNDS (GENERAL)	OTHER				
	EXCELLENT				
	GOOD				
	FAIR				
	POOR				
EQUIPMENT:	UNUSABLE				
	WELL LOCATED				
	POORLY LOCATED				
	INAPPROPRIATE				
	SEATING PRESENT				
SURFACE	SAFETY PRESENT				
	FENCING PRESENT				
	EVIDENCE OF				
	SAFETY PROBLEMS				
	MISC.				
AGE DISTRIBUTION:					

	SURFACE CONDITION	MATERIALS	ORGANIZATION	ACCESS	PARKING
PEDESTRIAN CIRCULATION	EXCELLENT				
	GOOD				
	FAIR				
	POOR				
	UNUSABLE				
VEHICULAR CIRCULATION	BIT. CONCRETE				
	CONCRETE				
	STONE/PAVEMENT				
	OTHER				
	WELL ORGANIZED				
PEDESTRIAN ACCESS	DESIGNED				
	ORGANIZED				
	RESPONSE TO				
	ACCESS POINTS				
	VEHICULAR CONTROL				
VEHICULAR ACCESS	ACCESS UNAVAILABLE				
	VEHICULAR ACCESS				
	VEHICULAR CONTROL				
	VEHICULAR ACCESS				
	VEHICULAR CONTROL				
MAINTENANCE ACCESS	VEHICULAR ACCESS				
	VEHICULAR CONTROL				
	VEHICULAR ACCESS				
	VEHICULAR CONTROL				
	VEHICULAR ACCESS				
ACCESS CONTROL:	VEHICULAR ACCESS				
	VEHICULAR CONTROL				
	VEHICULAR ACCESS				
	VEHICULAR CONTROL				
	VEHICULAR ACCESS				

 ACCESS, CIRCULATION  
AND PARKING



# CITY OF BOSTON PARK EVALUATION

NATURAL PARK  
ELEMENTS

CN  
10

SITE NO.

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	EXISTS	QUANTITY	POORLY LOCATED	
SHRUBS	MAINTENANCE	WELL LOCATED	APPROPRIATE	
TURF	ESTIMATED COUNT	UNAVAILABLE (SNOW)	UNAVAILABLE	
GROUND COVER	EXACT COUNT	UNCOVERABLE	UNAVAILABLE	
FLOWER BEDS	REMOVAL	UNCOVERABLE	UNAVAILABLE	
GROUND	REMOVAL	UNCOVERABLE	UNAVAILABLE	
CONTAINER	REMOVAL	UNCOVERABLE	UNAVAILABLE	
WEED SPECIES	REMOVAL	UNCOVERABLE	UNAVAILABLE	
WOODS	REMOVAL	UNCOVERABLE	UNAVAILABLE	
PONDS	REMOVAL	UNCOVERABLE	UNAVAILABLE	
STREAMS	REMOVAL	UNCOVERABLE	UNAVAILABLE	
SPECIAL ECOLOGICAL FEATURE/AREA	REMOVAL	UNCOVERABLE	UNAVAILABLE	







# CITY OF BOSTON PARK EVALUATION

CN  
12

SITE NC

Neighborhood: CENTRAL (NORTH END)

Site Name: PAUL REVERE MALL

Location: HANOVER & UNITY

Evaluation Team: SF & BH

Evaluation Date: 5.18.87

Surrounding Land Uses: Church, Residential, Commercial

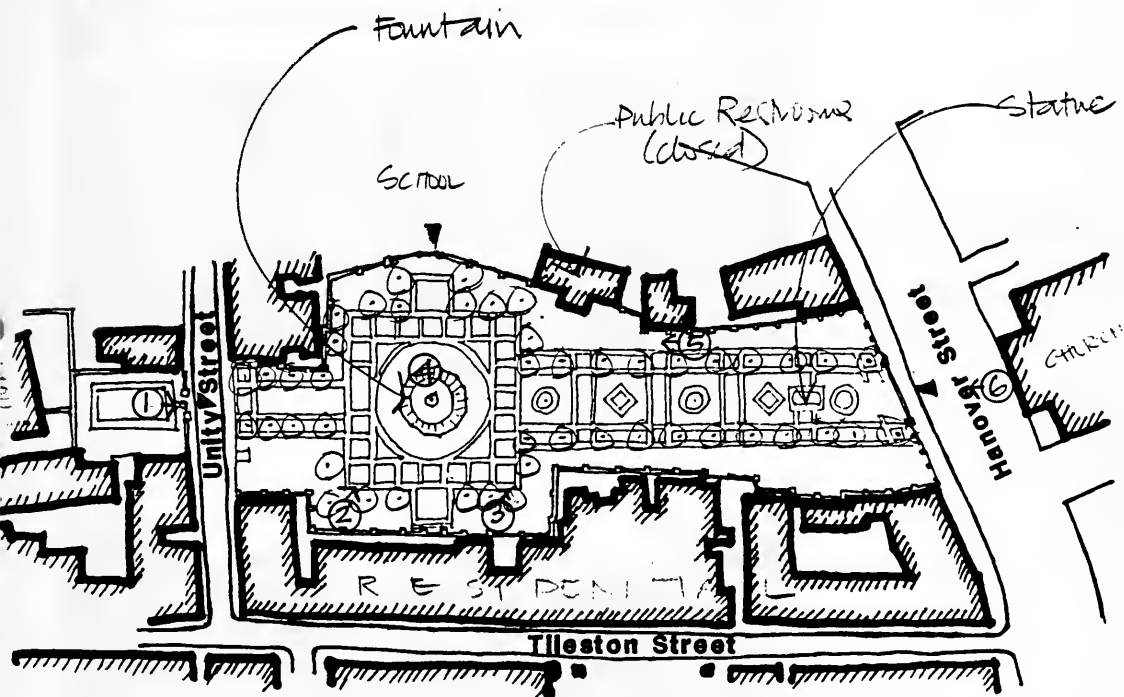
Site Type: Mall

Acreage: 0.76 A

Weather Conditions:

Fair

## Site Plan



SCALE  
0 10 20 50 100

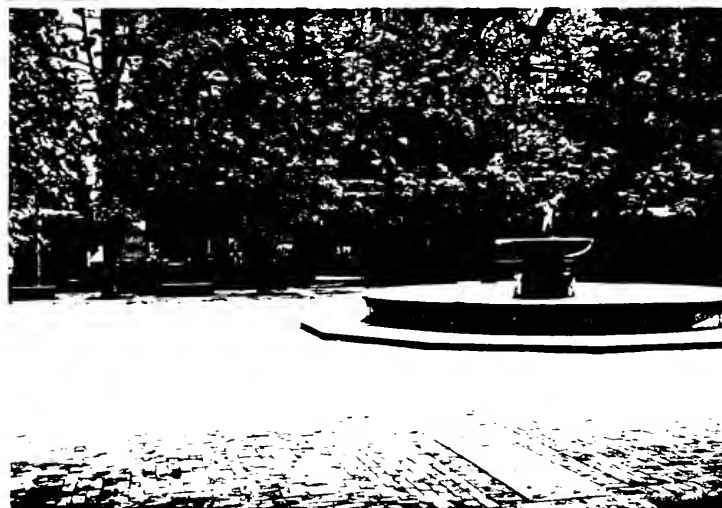






### Site Photograph 1

View into park, showing fountain as focal point and strong formal planting plan. Two flower planters at left.



### Site Photograph 2

Water fountain. Access from school in middle background.



### Site Photograph 3

Public restrooms closed.





#### Site Photograph 4

Fountain repaired with shower head for jet.



#### Site Photograph 5

Pavement needs repair in some areas.



#### Site Photograph 6

Most often seen view of this park with statue of Paul Revere in center.



Neighborhood: ~~Central~~ (North End)  
Site Name: Paul Revere Mall  
Location: Hanover and Unity Streets  
Acreage: 0.76 A  
Site Type: Mall

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**Site Description:**

Paul Revere Mall is a long, cross-shaped site stretching between Hanover Street on the east and Unity Street on the west. Along the north and south park edges there are brick walls with integral concrete seating. Residential buildings abut the park on the south, and a school and commercial buildings abut it on the north. A restroom building, now closed, is located in a corner of the north wall. The park is entirely paved with brick and concrete, and there are granite benches and linear plantings of Linden trees throughout. The park is highlighted with a statue of Paul Revere at the Hanover Street entrance and a granite fountain in the center. Surrounding land uses are residential, commercial and institutional.

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**Condition Assessments:**

The standard park-built elements are in good condition. However, the park needs a major cleaning effort and repair to the deteriorated sections of walls and paving. Trees are in need of pruning.

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**Major Site Issues:**

The original design and quality of workmanship of Paul Revere Mall is extraordinary and historically significant, designed by Arthur Shurcliff, one of Olmstead's successors. It has a prominent position along the Freedom Trail and is frequented by residents as well as visitors to the North End. For these reasons it should be maintained in excellent condition. The park needs to have the masonry cleaned, the graffiti removed, and repointing completed. The fountain should be restored, including repair of the fountainhead, and removal of the hose bibb presently installed.

Concrete planters at the entrance are too small and not well located to make a strong visual impact on the site. Flower planting should be more generous in scale and located around the fountain to serve as a compelling invitation into the center of the park.



**DRAFT**

Neighborhood: Central (North End)  
Site Name: Paul Revere Mall  
Location: Hanover and Unity Streets  
Acreage: 0.76 A Site Type: Mall

No.: C(N)-12

**Site Description:**

Paul Revere Mall is a long, cruciform site stretching between Hanover Street on the east and Unity Street on the west. Along the north and south park edges there are brick walls with integral concrete seating. Residential buildings abut the park on the south, and a school and commercial buildings abut it on the north. A restroom building, now closed, is located in a corner of the north wall. The park is entirely paved with brick and concrete, and there are granite benches and linear plantings of Linden trees throughout. The park is highlighted with a statue of Paul Revere at the Hanover Street entrance and a granite fountain in the center. Surrounding land uses are residential, commercial and institutional.

**Condition Assessments:**

The standard park built elements are in good condition. However, the park needs a major cleaning effort and repair to the deteriorated sections of walls and paving. Trees are in need of pruning.

**Major Site Issues:**

The original design and quality of workmanship of Paul Revere Mall is extraordinary and historically significant, designed by one of Olmstead's successors Arthur Shurcliff. It has a prominent position along the Freedom Trail and is frequented by residents as well as visitors to the North End. For these reasons it should be maintained in excellent condition. In its deteriorated state it does not present a positive image of Boston. The park needs to have the masonry cleaned, the graffiti removed and repointing completed. The fountain should be restored, including repair of the fountainhead, and removal of the hose bibb presently installed.

Recent site improvements - lights, fountains and game tables - are not in keeping with the character of the original design. Concrete planters at the entrance are too small and not best located to make a strong visual impact on the site. Flower planting should be more generous in scale and be located around the fountain to serve as a compelling invitation into the center of the park.



# CITY OF BOSTON PARK EVALUATION

SITE SUMMARY



SITE NO.

DESIGN CONSIDERATIONS:	7	Overall urban layout - it is not too heavy for the area
LAYOUT/ORGANIZATION OF SPACE	7	Use of space not outstanding, it is
USE OF PLANT MATERIALS	4	Use of trees generally - not too much
APPROPRIATENESS OF PARK FUNCTIONS TO NEIGHBORHOOD		
BARRIER FREE DESIGN		Comments: it is not a barrier free design
DRAINAGE CONDITION		adequate
DESIGN-RELATED MAINTENANCE ISSUES		None
VANDALISM		limited to graffiti, a couple of broken benches
VACANT PARCEL TO SOUTH, EAST		No
VISIBILITY AND SAFETY:		
VISIBILITY INTO SPACE		good
VISIBILITY OUT FROM SPACE		good
HIDDEN CORNERS IN SPACE		None
CONDITION ASSESSMENTS:		
STANDARD PARK BUILT ELEMENTS		benches, no playground w/ some repairs needed, walls, paved, benches, tables, lights, good lighting
SPORTS FACILITIES		-
PLAYGROUNDS		-
BUILDINGS		Recreation building
NATURAL PARK ELEMENTS		Tree good

## PRIMARY SITE ISSUES:

- Recent site improvements: green tables, lights & drinking fountain design not in keeping with overall character of site
- No additional components for the recreation trail, the park is well maintained but the current condition for the trail is not ideal. The trail is not a barrier free design.
- Trail design: the trail is not a barrier free design. The trail is not a barrier free design.
- Existing benches: the benches are not a barrier free design. The benches are not a barrier free design.
- Current site: the site is not a barrier free design. The site is not a barrier free design.
- Recreation building: the building is not a barrier free design. The building is not a barrier free design.



# CITY OF BOSTON PARK EVALUATION

STANDARD PARK  
BUILT ELEMENTS

12  
12

SITE NO.

	QUANTITY		MATERIALS										CONDITION					LOCATION		MISC.
	AMOUNT	IN ADEQUATE #	WOOD	WOOD & CONCRETE	METAL & METAL	STONE	BRICK	CHAIN LINK	VINK CHAIN	BIT. CONCRETE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPLY LOCATED	APPLY LOCATED	
BENCHES, PARK	23																			
BICYCLE RACKS																				
BLEACHERS																				
BOLLARDS	19																			
CATCHBASINS	3																			
CURBS																				
DRINKING FOUNTAINS	3																			
DUMPSTERS																				
FENCES (ROT-PROOF)																				
GAME TABLES	10																			
LIGHTING																				
PEDESTRIAN:																				
PARKING/ROAD:																				
SPORTS																				
MONUMENTS	14																			
PICNIC TABLES																				
RAILINGS																				
RAMPS																				
SERVICE GATES																				
SIGNS, ENTRY																				
STAIRS																				
TRASH RECEPTACLES: 5 yellow	6																			
WALLS: 6 yellow, 10 grey																				
WATER FEATURES: 1	1																			
OTHER																				

Mostly in good condition  
Some repair needed  
Paved areas  
Repairs in some areas



# CITY OF BOSTON PARK EVALUATION

SPORTS FACILITIES

CN  
12

SITE NO.

	QUANTITY		MATERIALS										CONDITION										LOCATION		MISC.	
	AMOUNT	INADEQUATE #	APPROPRIATE	SKINNED	SODDED	STONE DUST	ASPHALT	METAL	GRASS	OTHER	% COVERAGE	EXCELLENT	GOOD	FAIR	POOR	UNUSABLE	WELL LOCATED (SNOW)	POORLY LOCATED	APPROPRIATELY LOCATED	LANDING	LANDING OF	LIGHTING	TELEVISION	SEATING		FENCING
BASKETBALL:																										
SURFACE																										
BACKBOARD/HOOP																										
TENNIS:																										
BANGBOARD																										
FENCING																										
SURFACE																										
NET POLES																										
OTHER COURT:																										
BASEBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
LITTLE LEAGUE:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
SOFTBALL:																										
BACKSTOP																										
INFIELD																										
OUTFIELD																										
FOOTBALL: FIELD																										
SOCCER: FIELD																										
OTHER FIELD:																										
OTHER																										

COURTS

FIELDS



## ACCESS, CIRCULATION AND PARKING



SITE NO.

BUILDINGS	QUANTITY		MATERIALS		CONDITION	LOCATION	MISC.
	# BUILDINGS/ PLAY GROUNDS	ADEQUATE # INADEQUATE #	WOOD METAL ADEQUATE # INADEQUATE #	CONCRETE SAND BARK MULCH ASPHALT OTHER EXCELLENT GOOD FAIR POOR UNUSABLE WELL LOCATED POORLY LOCATED APPROXIMATE EVIDENCE OF SEATING PRESENT FENCING PRESENT SAFETY PROBLEMS			
RECREATION	1						
RESTROOM							
STORAGE							
OTHER							
PLAYGROUNDS (GENERAL)	1						
EQUIPMENT:							
SURFACE							
EDGING							
FENCING							
AGE DISTRIBUTION:							

[illegible]

100-443887-100

1. *Chlorophyll a* (Chl *a*)

**CN**  
**12**  
**SITE NO**

	QUANTITY	CONDITION	LOCATION	MISC.
TREES	X	EXISTS	X	
SHRUBS	X	MAINTENANCE COUNT	X	
TURF	X	ESTIMATED COUNT	X	
GROUND COVER		REMOVAL		
FLOWER BEDS		# COVERAGE		
		UNSATURABLE		
		WELL LOCATED		
		POORLY LOCATED		
		APPROPRIATE		
		OVERLAPPING		
		EVENNESS		
		ADAPTATION		
		CONTAINERS		
		GROUND		
		CONTAINER		
		WEED SPECIES		
		WOODS		
		PONDS		
		STREAMS		
SPECIAL ECOLOGICAL FEATURE/AREA				





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